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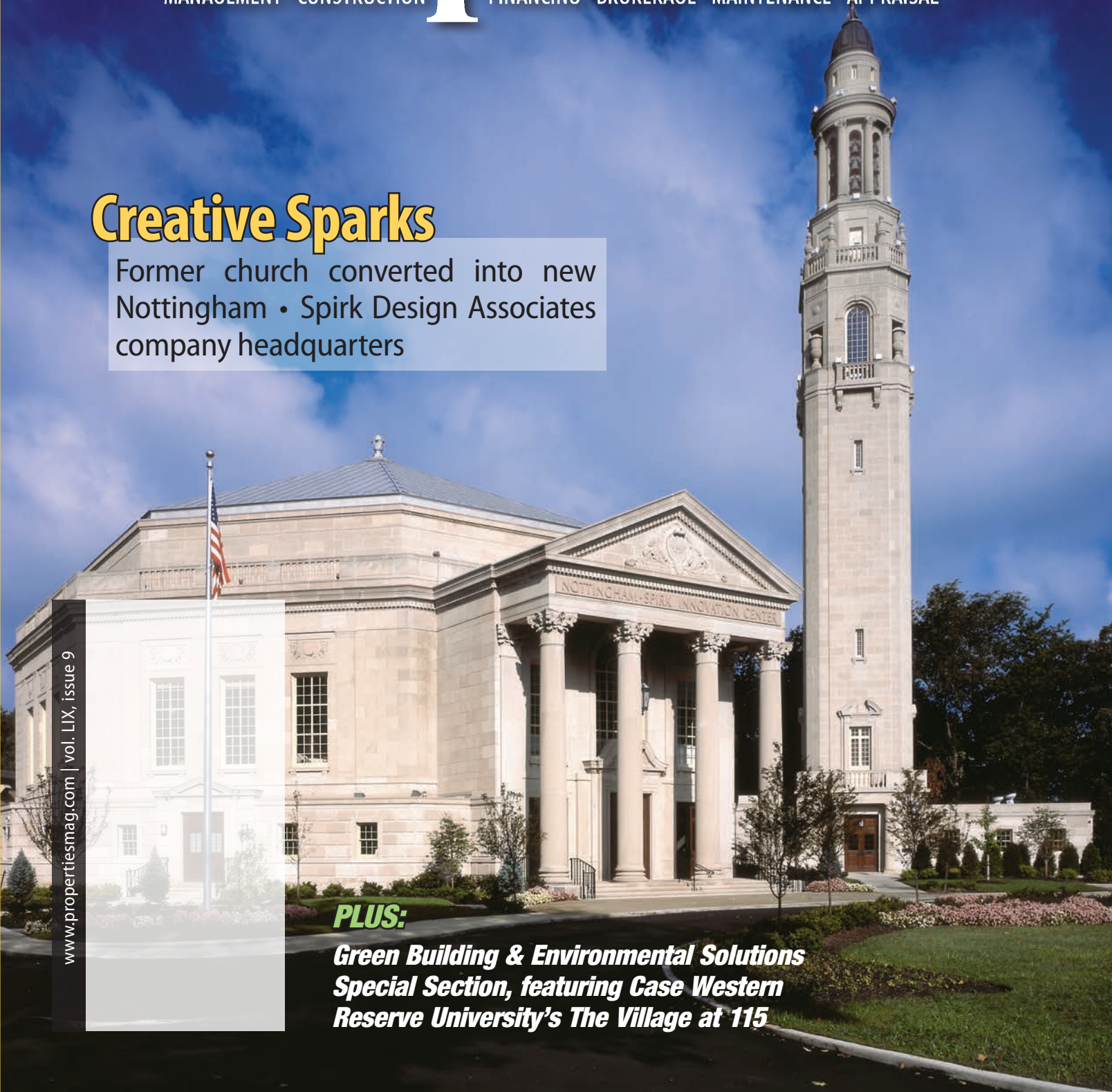
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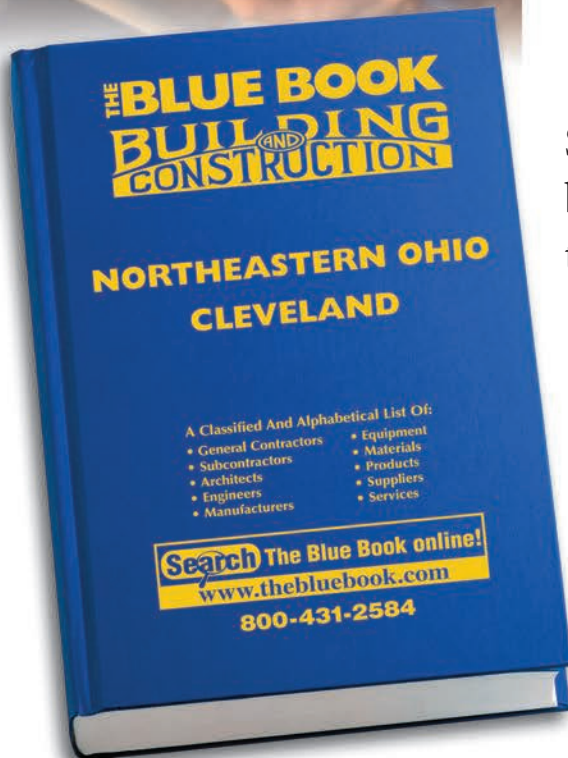
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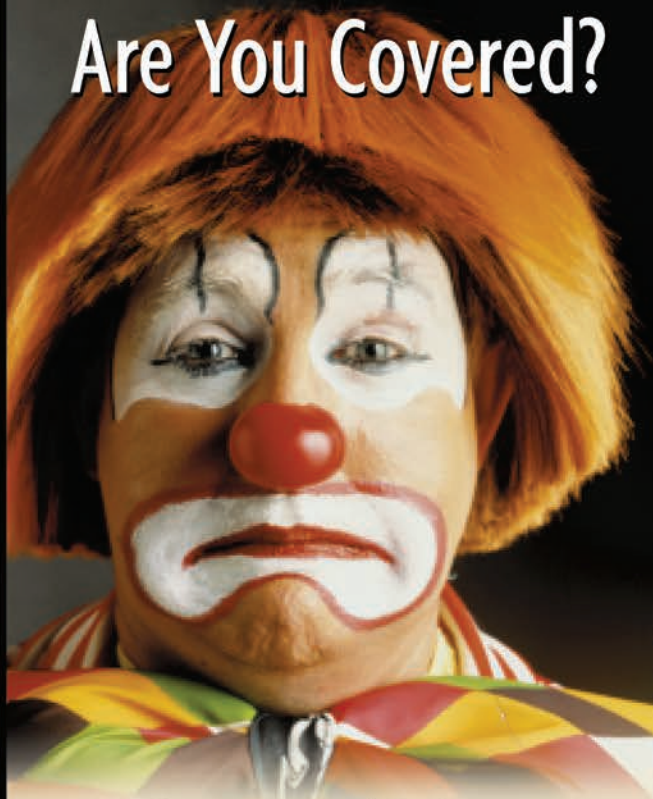
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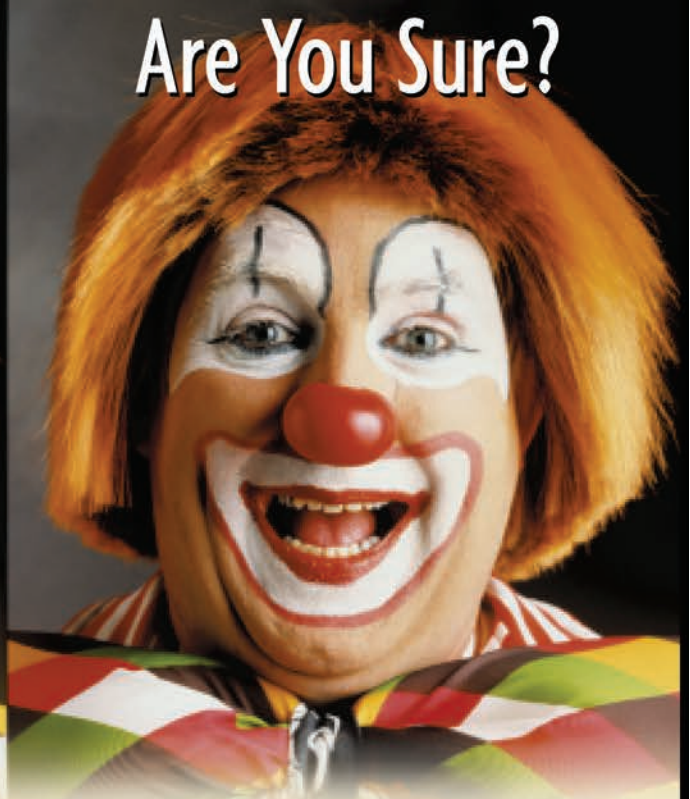


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EDITOR/PUBLISHER

Kenneth C. Krych
 kkrych@propertiesmag.com

MANAGING EDITOR/ART DIRECTOR

Mark Watt
 mwatt@propertiesmag.com

CONTRIBUTING WRITERS

Diane DiPiero Rodio
 Lou Kren
 John Elliott
 Alec Pacella
 Nancy Loyan Schuemann
 David Woodburn
 John Slagter
 Jeanne Bluffstone
 Gordon & Lynn Priemer

ACCOUNT EXECUTIVES

James Pelligrino
 David Larkin

ADMINISTRATIVE ASSISTANT

Cynthia Francis

CIRCULATION DIRECTOR

Debbie Boehm

PRODUCTION

Leila Krych

Cover photo: Nottingham-Spirk
 Innovation Center, by William Webb

Properties (ISSN 033-1287) is published monthly for architects, engineers, building owners and managers, general contractors, home builders, mortgage bankers, savings and loans, real estate agents, appraisers, servicers and suppliers in Northern Ohio by Properties, Inc., 3826 W. 158th St., Cleveland, Ohio 44111. Copyright © 2005 by Properties, Inc. All rights reserved. Reproduction or use, without written permission, of editorial or pictorial content is strictly prohibited. Periodicals postage paid in Cleveland, Ohio and additional offices. Subscription rates: one year \$19.95, single copy \$4.95, back issues \$5.50 when available. Postmaster: send change of address notices to Properties, P.O. Box 112127, Cleveland, Ohio 44111.

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Green Design Dominates New and Old



KEN KRYCH

This month with our focus on environmental and green design we bring you six indepth features on major projects. In going to tour all of them, I was struck by the positive trend of more and more projects being designed with green in mind as well as building longevity.

From the remarkable Nottingham-Spirk Innovation Center, our cover feature, to Tri-C Corporate College East, CSU Recreation Center, Case Western Reserve University's Village at 115, the 515 Euclid Ave. parking & retail facility and South Park Row, each project was thoughtfully designed with the environment in mind. We trust you will gain more insight to the details as you read through these comprehensive features.

In addition, we have called upon the best local, regional and national talent to include a variety of articles on many unique aspects of environmental design, products and procedures.

These are some of the top firms who are working each day to protect our environment, which is proving more

and more even the smart and "profitable way to go."

Summer has been very busy and the fall, as usual, should bring us a host of conferences. We intend to cover them in the pages of our October issue as well as our annual focus on security and fire protection.

In addition, we will be doing a special feature on Idea Center, The Akron Zoo's new Komodo Dragon Cultural Educational Center, the renovation at Precision Environmental's headquarters and much more.

If you would like to contribute to editorial for any of our "special sections" please feel free to contact us.

Enjoy the remaining sunny days and the turning trees.

Sincerely,

Kenneth C. Krych
Owner/Publisher



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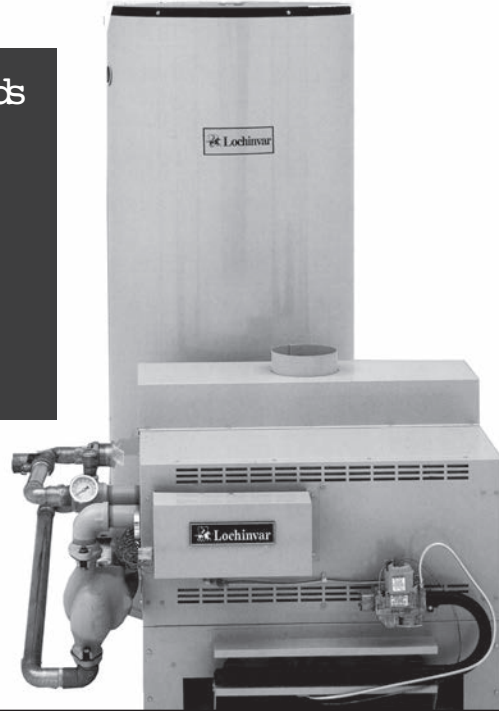
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Reliable Snow Plowing Specialists Holds Customer Appreciation Day

Reliable Snow Plowing Specialists held its inaugural Customer Appreciation Day recently at the company headquarters in Macedonia. For the nearly 100 customers in attendance, the fun and games centered around a “Treasure Map” theme. By taking a tour of the company’s various departments, each person received a number of tickets that made them eligible for door prizes being raffled off at the end of the event. A sit-down dinner of clams, chicken and assorted accompaniments made for an enjoyable day.

The appreciation went both ways.

“[Reliable President] Norm Detrick and all of his staff perform a great job at removing snow,” said Jon Burger, senior property Manager for Duke Realty, a long-term customer. “They are one of our most important vendors. From a technical standpoint, they are better than anyone else at what they do. That is why we trust them with half of our property portfolio.” **P**

1 **Ken Krych**, editor/publisher of Properties Magazine (left), **Norm Detrick**, Reliable Snow Plowing Specialists president (fourth from left), and various guests enjoy a clambake dinner at the company’s facility.

2 Reliable Snow Plowing Specialists is gearing up its fleet of snow and ice removal equipment in order to serve more than 320 client sites throughout Ohio.



1 A rendering (courtesy of Mort Tucker Photography) of Stonebridge Plaza, phase five of the ongoing Stonebridge Development in the Flats

2 Officials and special guests take part in the ribbon cutting ceremony

Stonebridge Plaza, Phase Five Ribbon Cutting

A recent groundbreaking ceremony marked the beginning of work on the fifth phase of the Stonebridge Development (see *Properties*, August 2005) in the Flats. Among those in attendance at the ribbon cutting and unveiling event were Mayor Jane L. Campbell, K&D Group President and CEO Doug Price, Architect Bob Corna, Ward 13 Cleveland Councilman Joe Cimperman, Flats Oxbow Association Chairman of the Board Charlie Bredt, and Flats Oxbow Association Director Tom Newman. **P**

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Breaking Ground at Bluestone

\$35 million housing project will replace Jewish Community Center in Cleveland Heights

Cleveland Heights Mayor Edward J. Kelley, City Council, city administrators and local developers, along with other community leaders, business owners and residents recently bid farewell to the Jewish Community Center on Mayfield Road and welcomed a new neighborhood to Cleveland Heights.

Bluestone, a \$35 million development project of Cleveland-based Rysar and the Orlean Co. of Beachwood, will be located on 8.9 acres of land at the corner of Mayfield and North Taylor roads, the current site of the Jewish Community Center.

“Bluestone will bring 110 new living units, including 79 first-of-its-kind flats and 31 cluster homes, to Cleveland Heights, offering residents a variety of homes for every stage of life and lifestyle,” Rysar President Ken Lurie says. “We are sad to say good-bye to [the] center, which brought so much joy to thousands of people over the past 50 years, but we are happy to be able to



DIGGING IN Project members and city officials break ground for the 110-unit residential community of Bluestone.

provide the community with the kind of housing that is key to the future of older, inner-ring suburbs.”

In 2004, after determining a renovation of the JCC building would be too

expensive, its board of directors decided to sell the property for private investment. The land was designated by the city of Cleveland Heights as a site for future housing.



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“We are pleased with this new housing development,” Cleveland Heights Mayor Edward J. Kelley says. “Cleveland Heights continues to be an exciting community for people of all ages to find good viable housing. This new development is one more exciting indication that this city is the place to be.”

The developers have been working with the city of Cleveland Heights for more than a year to break ground on Bluestone. The 71 flats will be spread among three four-story buildings at the front of the property and offer heated and secure parking. The 39 cluster homes will be nestled in the rear of the property and feature attached two-car garages. Nearly half of the land will remain green

In honor of Cleveland Heights' history, Bluestone was named after a stone quarry once located in the area.

space with many trees, including two pin oak trees that will be transplanted to other locations on the property.

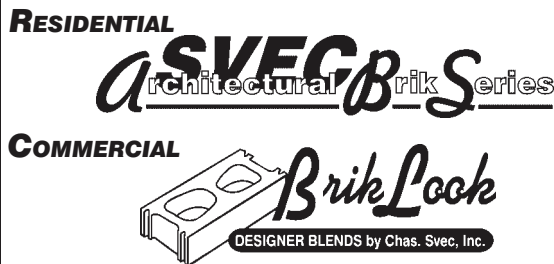
The homes will feature two or three bedrooms, open floor plans, expansive windows and high ceilings, environmentally friendly design and materials, and a wide selection of optional upgrades. Most of the homes will offer first-floor bedrooms that fill a housing void for empty nesters.

According to Lurie, the city of Cleveland Heights has also given Rysar 50% tax abatement for 10 years – an attractive incentive for potential buyers – along with reduced interest rate financing.

In honor of Cleveland Heights' celebrated history, Bluestone was named after a stone quarry once located within the Village of Bluestone, which stretched along Bluestone Road from Quarry Road to the Euclid Creek Valley. The village was later annexed to Cleveland Heights.

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including Coventry, Cedar-Fairmount, Cedar-Lee and Noble-Nela – that offer award-winning restaurants, retail shopping and recreation. Bluestone is also in close proximity to some of Cleveland's best-known neighborhoods such as Little Italy and University Circle and conveniently located within walking distance to the shops at Severance Center.

The Jewish Community Center in Cleveland Heights opened its doors in 1960, however the center's attendance diminished after a second center was opened in Beachwood in 1986. The Mandel Center in Beachwood, will remain in operation.

"The Jewish Community Center's Mayfield Building has been a part of the history of Cleveland Heights for the past 50 years," says Enid Rosenberg, board chair of the Jewish Community Center. "It has been an honor to serve the residents of this city and the communities beyond. The JCC will continue to have a presence in the Heights for years to come."

The demolition of the JCC is already underway and Rysar will begin construction on the project's infrastructure this fall, with plans to open a state-of-the-art sales center by late November. **P**

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Construction Rises One Percent in July

The value of new construction starts increased 1% in July to a seasonally adjusted annual rate of \$662.0 billion, it was recently reported by McGraw-Hill Construction, a division of The McGraw-Hill Companies.

Nonresidential building maintained its improving trend of recent months, following its lackluster performance at the outset of 2005. Residential building

continued to see robust activity, while nonbuilding construction settled back slightly from an elevated June.

For the first seven months of 2005, total construction on an unadjusted basis came to \$370.8 billion, 6% above the corresponding period of 2004. July's statistics produced a 199 reading for the Dodge Index (1996=100), compared to a revised 197 for June.

"The most recent two months have been especially strong, supported by the highest levels so far in 2005 for housing, public works, and nonresidential building," says Robert A. Murray, vice president of economic affairs for McGraw-Hill Construction. "Single family housing is on track to set a new record this year, but there's the growing sense that this market may be nearing a peak as mortgage rates are beginning to move upward. For total construction to show further growth next year, it will need public works and nonresidential building to increasingly become the source of expansion.

"Nonresidential building continues to be adversely affected by rising materials prices, as projects are deferred and redesigned in order to control costs. At the same time, the most recent construction start figures suggest that the dampening impact on nonresidential building is becoming less severe." **P**

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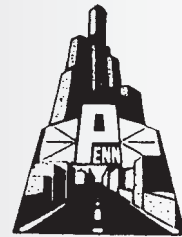
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Deal Makers, Not Deal Breakers

A look at Kahn Kleinman, counselors at law

By Nancy Loyan Schuemann

“We strive to be business counselors as well as lawyers,” says Bruce Gaynor, chair of Kahn Kleinman’s Real Estate Practice Group. Founded in 1962, the law firm of Kahn Kleinman has provided counsel to businesses and individuals with an entrepreneurial emphasis and is one of the most prominent real estate practices in Cleveland.

Kahn Kleinman’s Real Estate Practice Group includes 15 professionals – 11 attorneys and four paralegals who devote themselves exclusively to real estate transactional work. They work closely with lawyers in their Tax and Corporate Practice Groups. Real estate regulatory and real estate litigation matters are handled separately by their Litigation Practice Group, which has extensive experience in construction litigation and land use regulation.

Apparently the real estate community agrees. You’d be hard pressed to find a high-profile real estate transaction in the area during the last five years that didn’t involve Kahn Kleinman in one way or another.

Such projects include Cleveland Convention Center (2003), Legacy Village (2003), Severance Town Center (2004) and Steelyard Commons (2005). Other clients include international and national REITs, major higher education

and healthcare institutions, and numerous developers.

Representative clients also include owners, financial institutions, landlords, local and national tenants, construction consultants and contractors. The firm

“We try to recognize the fact that no deal is risk-free and offer creative advice and alternative solutions to our clients.”

also represents insurance companies, pension funds and non-profit organizations and have been instrumental in structuring real estate syndications and the financing that fund all types of real estate projects, including commercial, residential and industrial.

“Often, lawyers are perceived as being obstacles to the deal, hyper-focusing on only risks and problems,” explains Leigh Hellner, partner with Kahn Kleinman. “We try to recognize the fact that no deal is risk-free and offer creative advice and alternative solutions to our clients.”

“We try hard to be deal makers, not deal breakers,” adds Gaynor.

The firm began as a real estate boutique, and continues to represent many of its original developer and entrepreneurial clients. Building on its earlier successes, the firm and its clients have grown and their transactions have become larger, more sophisticated and more complex.

Today, the group’s practice has evolved to include the representation of many of the region’s most prominent institutions, while remaining true to its roots.

“In a lot of firms, the real estate and corporate groups practice parallel to each other, working together only in very iso-

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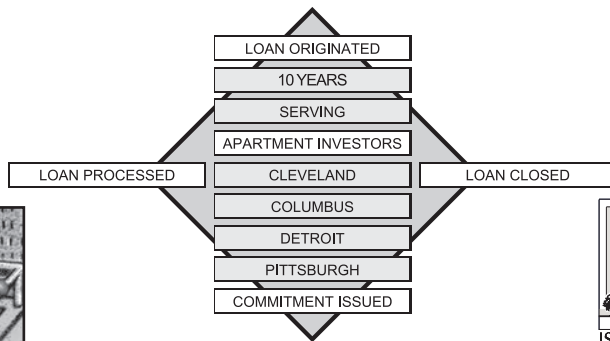
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lated instances,” says Dominic DiPuccio, chair of Kahn Kleinman’s Corporate and Securities Practice Group. “At Kahn Kleinman, we appreciate the synergies between the two transactional-focused groups. Our real estate and corporate attorneys often collaborate on real estate-based transactions to provide a value added punch.”

“There’s a tremendous sense of fulfillment in seeing our projects succeed,” Hellner says.

Representative services include counseling: developers on residential, office, retail and industrial construction projects; lenders and borrowers in various lending transactions; buyers and sellers in the purchase and sales of new developments, improved land, and occupied and unoccupied space; landlords and tenants in leases and as developers, contractors and subcontractors in construction related agreements. Often, Kahn Kleinman’s clients call on the firm early in the process in thinking through and structuring their transactions.

“Our ideal client is energized by creative, high visibility, difficult projects such as Steelyard Commons and Legacy Village,” Gaynor says.

Kahn Kleinman continues to strive to be at the forefront of the industry. One emerging area of expertise for Kahn Kleinman has been representing sponsors and participants in tenancy in common/tax free exchange transactions. These quickly developing types of real estate transactions involve multiple legal disciplines – primarily real estate, tax and corporate/securities. Kahn Kleinman’s professionals in these areas work together to more effectively counsel its clients in these transactions and to educate potential clients on the advantages of this budding industry.

“These transactions provide deal sponsors access to a significantly greater investor pool and exchange participants with more diverse tax-deferral options, if done correctly.” DiPuccio says.

Kahn Kleinman has the experience, track record and entrepreneurial approach necessary in today’s competitive real estate market. The firm is #1 in the percentage of lawyers named Best Lawyers in America and Ohio Super Lawyers. In addition, Chambers USA has listed the firm and its lawyers in the 2005 USA America’s Leading Business Lawyers. **P**



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Suburban Members Reap Rewards

In addition to the many networking opportunities and resources offered by BOMA Greater Cleveland, our Suburban Members enjoy a unique benefit: bimonthly luncheons with speakers and roundtable discussions on situations and remedies unique to building owners and managers outside of the city of Cleveland.

Talking with other owners and managers in similar situations offers great support and insight for Suburban Members.

"Downtown people have different issues," says Carol Jackson, property manager for Flair Corporation in Middleburg Heights and a longtime suburban member of BOMA Greater Cleveland. "We have issues like landscaping and our own parking lots."

Intimate get-togethers of about a dozen people encourage Suburban Members to be comfortable about discussing problems and asking for ideas from other members.

"We just open up the table and see what people want to talk about," Jackson says. "It's a great networking opportunity. There are people from the East Side, the West Side and all over."

Like many other Suburban Members, when Jackson wants to double-check on general policies or procedures, she calls other Suburban Members of BOMA Greater Cleveland with whom she has developed a strong business relationship.

Suburban Members also take advantage of BOMA Greater Cleveland general membership meetings, where they find that they do have many issues similar to downtown members. The Office Building & Industry Trade Show held each May brings networking opportunities to Suburban Members that they might not otherwise have. And the Group Purchasing Program makes the cost of membership a great value.

Suburban Members share the many other benefits provided by BOMA Greater Cleveland, including educational resources.

"I got my RPA through BOMA and I send my maintenance people to BOMA classes," Jackson says.

Representation on the local, regional and national levels is another advantage.

"Where else could I go as a building owner or manager and have that much political clout?" she asks.

The knowledge and resources of BOMA Greater Cleveland enhance

the productivity of all members, no matter what their location.

"I'm too busy to read magazines all day long," Jackson says.

With BOMA Greater Cleveland doing much of the homework, members find themselves armed with the tools they need to succeed.



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"BOMA enhances productivity of all members, no matter what their location."

Fred Capretta, RPA
President, BOMA G.C.
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For more info on this article or BOMA Greater Cleveland, contact Janice Parham at 216.575.0305 or jparham@bomacleveland.org

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Creative Sparks

Former church 'reinvented' as company headquarters

By Lou Kren | Photos by William H. Webb

It takes special talent to not only see what others miss, but to make that vision come alive. John Nottingham and John Spirk, co-presidents of Nottingham-Spirk Design Associates, a privately owned company with 60 employees formed in 1972, have such talent.

Their company is in the business of inventing. It improves upon, or develops completely new products for a laundry list of major consumer companies.

Heard of the Crest SpinBrush? Seen the new Sherwin-Williams square, plastic paint cans with screw tops? Familiar with Little Tikes toys? They all have one thing in common: Nottingham-Spirk.

The company's roster of artists, product designers and prototype constructors develop and refine ideas that result in

these and many other popular products. Such a business should have a home just as innovative as the nature of its work, and that is exactly what has happened.

By 2000, having outgrown space at two locations in the University Circle area, Nottingham-Spirk needed a bigger home. It has it now, in the form of what had been the former First Church of Christ Scientist on Overlook Drive. It took unique vision to see the church as a design and manufacturing location,

and a whole lot of work to preserve the breathtaking historic structure while adapting it for its new role.

Completed in 1931 and serving as the inspiration for the nearby Severance Hall — see the sidebar (page 28) for more on how these two structures are intimately linked — Nottingham-Spirk's new home holds on to its original ornate glory while encapsulating the latest in office and shop design and technology. A new 10,000-square-foot three-story

hillside addition to the original five-story octagonal structure gives Nottingham-Spirk 60,000 square feet of space in which to ply its trade. Encased in Indiana limestone, the Severance Hall prototype features an 80-foot-high rotunda, Corinthian columns at the entrance and a 155-foot-high belltower; the bells don't work, serving instead to mask a smokestack. Sounds pretty unusual, but nothing's ordinary in this building. Consider this: The design studio, located in the rotunda, includes a hand-carved African mahogany 5,000-pipe organ and a 30-foot-diameter oculus featuring a painted blue sky. Its mezzanine boasts original church pews and two offices specially constructed to house incubator companies. In 1928, the building, featuring the then-new construction method of cast concrete on a structural-steel frame, cost \$1 million to build, and its current renovation added up to about \$9 million. To rebuild this building from scratch — most likely



CLASSIC ELEGANCE The Severance Hall prototype features Corinthian columns and a 155-foot-high belltower.

impossible due to the lost art of much of the original craftsmanship — would run about \$1,000 per square foot, or roughly \$60 million.

Three years ago, Nottingham-Spirk assembled a team of experts to convert the church to a corporate headquarter

while maintaining its historic character. The team included Paul Volpe of City Architecture, which served as architect, and MCM Company, which handled general contracting duties and performed development consulting on tax-credit and other financial issues. City Architecture, MCM and other principals were selected because Nottingham and Spirk wanted assistance from those with a kindred spirit about preserving historic structures and with a knack of arriving at out-of-the-box solutions to project challenges.

“We have a very unique organization,” Spirk says. “We are not bankers, accountants or lawyers, but a creative group of people. We had to find other creative people with similar chemistry to help us with this project and help smooth out the process.”

By all accounts the team meshed and as of this writing Nottingham-Spirk is in business in its new home. That is no small feat, considering that the original

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building contained only three working 110-volt outlets and two telephone extensions. Today you'll find more than 1,100 electrical outlets, 10 incoming phone lines and more than 42 miles of communication cable. Throw in completely new mechanical, plumbing and heating systems, air conditioning (none before), state-of-the-art air-filtering equipment for the prototype-production lab, all practically concealed from view, and the scope of this undertaking becomes more clear. But clear from the start were Nottingham's and Spirk's

visions of what the building could become.

A no-brainer

In 2002, as Nottingham and Spirk searched for new space for their growing business, they decided to focus on staying within Cleveland's borders, preferably in the University Circle area. They had both attended the Cleveland Institute of Art and formed the company upon graduation in 1972. University Circle had always been home and they hoped to keep it that way. The problem: finding

at least 50,000 square feet of available space in the area that allowed for office and light industrial use.

The First Church of Christ Scientist, with a congregation numbering more than 1,000 when it opened in 1931, was down to about 80 members by the late-1990s. Maintaining the church became increasingly problematic for the worshipers, and in looking to consolidate with another local congregation, they quietly placed the church on the market. Real-estate developers inquired about the building and its five acres of land, mostly interested in razing the structure and erecting hillside condos. With no historic-preservation status to prevent its destruction, the church building seemed doomed. But fate intervened in the form of an acquaintance of Nottingham and Spirk, who mentioned that the church was available.

"We got a weird suggestion: a church on a hill," Nottingham says.

Volpe took Nottingham and Spirk through the property.

"We walked in the door, took a look, and both of us said, 'Wow,'" continues Nottingham. "In 15 minutes we had it all laid out in our mind. Everyone had said that they couldn't see the property beyond a church. But creating is our business, so we employed that creativity and everything just clicked. When we walked back out the door, in our minds the deal was done."

Spirk concurs.

"In the time it took to walk from the top floor to the bottom," he says, "we thought about how each of the five levels could house this or that, and by the bottom level we had it all worked out."

"We saw how we could use the main sanctuary floor — the auditorium — and figured out how to take its sloped floor, stagger it and make studios out of it for the design components of the company," Volpe says. "We started thinking about the balconies and how that open space could be used as space for incubator companies. And all along we had crosschecks. We'd meet and say, 'Are we rationalizing this, falling in love with this building and will we end up compromising Nottingham-Spirk?'"

In October 2002, after feasibility studies confirmed the co-presidents' hopes, they bought the church and its five-acre parcel, including an entire hillside in

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the back of the property. The church was able to merge with an existing local congregation at a new location nearby, creating a win-win situation, according to Nottingham.

“Congregation officials said afterward that they were looking for good stewards of the building; they did not want to sell to someone who would tear it down,” he says. “We did not run away from the historical aspect, we embraced it and had it listed as a historical landmark with the National Historic Registry.”

Three-story addition in hillside

Asbestos and lead-based-paint abatement began in May 2003, kicking off the site construction work, according to Chris Zielinski, MCM project manager. By that October, excavation began, followed by demolition and renovation on the existing building. April 2004 saw the start of forming and pouring of footers for the steel-frame precast-concrete-clad three-story addition.

“We designed the addition to be modern in styling and detailing but compatible with the existing building in terms of the exterior materials specified,” says Volpe. “It features cast stone and a roof that matches the color of the existing building’s roof, but it does not attempt to mimic the architecture. The addition is low-slung and respects the hillside. Between the buildings is a small glass connector, so the two buildings don’t even touch each other. We didn’t try to replicate the original, but defer to it.”

The addition’s location on a steep hillside presented contractors with several challenges.

“There was only one way in and one way out,” recalls Zielinski, commenting on the difficulty in accessing and operating within the work area.

In laying back the excavation site to meet OSHA requirements, crews excavated 25 extra feet around the addition footprint, which meant plunging further into the hillside. To shore up the hill, two rows of soil anchors were placed, each running 35 feet into shale. To create holes for the anchors, a drill rig was placed on tiers created during excavation. As excavation workers tiered downward, they set a rig on a tier to drill for the upper row of anchors, then after



FIRST IMPRESSION “We walked in the door, took a look, and [John Spirk and I] said, ‘Wow,’” John Nottingham says of his first tour of the building.

excavating to a final depth drilled for the lower row. From there, a two-foot-thick clay cap was placed over exposed shale at the base of the dig.

Next came pouring of a 40-foot concrete retaining wall to encase the anchors. That had to be accomplished in a single pour and necessitated dismantling of the ramp used to remove excavated material. A mini Bobcat was dropped in to continue excavation and, because the only way out was now cut off, stayed until it could be craned out during a later bricklaying operation. In fact, with no ramp, all equipment and material had to be craned in and out. Cranes also placed new transformers and a large air compressor into the sub-basement of the adjoining existing building. As construction continued on the addition, crews set piers to support a steel

framework behind the existing building for a chiller and energy-recovery unit. The new addition went under roof by October 2004, followed by its interior buildout.

Extensive renovation required

Renovation of the existing building posed numerous challenges, mostly stemming from the building’s new historic designation. For example, to incorporate the miles of new communication cable as well as new electrical wiring, HVAC and plumbing systems, jackhammers ran constantly. Clay block walls and ceilings throughout the corridors on all five stories were penetrated or removed, then completely restored to conceal the newly installed wires, pipe and ductwork.

The rotunda — picture the main auditorium at Severance Hall as a reference

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— would house the Nottingham-Spirk design studio. To do that, curved solid African mahogany pews had to be dismantled and the sloped floor evened out to provide a horizontal base.

Plans called for poured concrete to level the floor and raise it to the required height, but that solution was deemed too heavy. Instead, one-inch-thick cement-fiber board was specified, resting on a network of metal studs, according to Zielinski. That under-floor space provided room for new air-handling ductwork.

Volpe and the City Architecture team, including Mark Dodds, Benny Chew and Nikki Carlin, specified an office system from Herman Miller for the studio. The sleek modern look of the office system complemented the historic surroundings and the dominating pipe organ.

“The design-studio space is very modern in form and function but it doesn’t clash with the historical rotunda, it energizes it,” explains Volpe.

The organ itself was renovated and computerized to automatically play one of hundreds of digitally stored songs, similar to a player piano.

Pipefitters followed the electricians’ paths in placing piping for chilled-water air-conditioning system. That minimized penetration into historical corridors and ceilings. As crews found old chases, they



LOOKING UP The sky mural in the rotunda oculus demanded attention, and got it from the Nottingham-Spirk staff. Also, 12 chandeliers encircling the oculus were removed, refurbished and relit, then rehung.

used them for the new mechanicals and wiring.

Opening up the main-floor corridor to accept windows looking through from the reception area to the rotunda necessitated additional structural planning to ensure proper support for the mezzanine area above. Even the seemingly mundane chores of renovation work were scaled up dramatically on this project. For example, covering the pipes of the organ, which reached multiple stories high in the

rotunda, with plastic sheet was no simple task, but at the end of construction when the cover was removed, the organ components remained undamaged and dust-free.

Roof had to be replaced

As workers, designers and engineers probed the roof of the existing building it became more and more apparent that replacement was needed. The old copper roof, tarred over and painted silver years

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ago, had deteriorated, as had its supporting wood timbers.

Scaffolding was placed around the adjoining belltower as well as around the building's upper perimeter to allow access for the replacement. The new stainless-steel roof helped dry out the interior ceiling, leading to another difficulty, according to Zielinski.

"The new roof stopped the moisture from entering, but that caused plaster in the newly dried perimeter balcony ceiling to contract and start falling," he says. "As a result, about 70% of the balcony ceiling had to be replastered."

Also, the large, heavy finial on the rotunda rooftop was lifted out to add vents underneath for the now-insulated dome.

The sky mural in the rotunda oculus also demanded attention, and got it from the Nottingham-Spirk staff. Again, the new roof prevented moisture, allowing plaster ceilings to dry. As the mural dried out it began to flake. In this case, the sky was literally falling. Nottingham-Spirk artists affixed sponges to bamboo fishing rods to touch up the mural where colored plaster had dropped. Also, 12 chandeliers encircling the oculus were



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removed, refurbished and relit, then rehung.

"We really bought this building at the right time," says Spirk, referencing the critical roof repairs. "If it had set for another two or three years, all that ornate plaster, as well as the organ, would have been destroyed."

The existing building's adjoining belltower, in reality an exquisitely adorned smokestack, required extensive renovation. Lights installed on the tower by the church congregation had caused stress cracking in the façade, and years of ice and water had caused pieces to fall off. Repairs were made and ornate aspects of the tower were refurbished or replaced.

In addition, VIP Restoration used a unique process to clean the front exterior of the existing building and the tower. Crews would let plain water mist over the exterior overnight and then power spray the following day. This removed years of dirt and grime with out the pitting often caused by sandblasting.



Incidentally, last winter, crews fired up a new boiler, sending a puff of smoke out of the smokestack. That prompted a neighbor's call to the fire department, which responded quickly and busted

KEEPING HISTORICAL TOUCHES

Nottingham-Spirk's new home holds onto its original ornate glory while encapsulating the latest in office and shop design and technology.

down the tower door before site personnel could explain the cause of the smoke.

The tower, with newly installed exterior lighting, can be seen from downtown Cleveland at night.

The renovation project also called for replacement of the main sandstone entryway to the existing building. Supplying the new sandstone was Cleveland Quarries, of South Amherst, which had supplied the original entryway material 75 years ago.

"The original entryway had held up pretty well, but its substrate had deteriorated to the point that the sandstone had cracked," says David Pascoe, responsible for dimensional stonework contracts for Cleveland Quarries. "We cut new sandstone pieces

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— radiused, angled, all sorts of shapes — to fit in with existing site conditions and replicate the original pattern.”

The new sandstone, Birmingham Buff, comes from the company’s Birmingham, Ohio, quarry. Russell Ciphers, Cleveland Quarries president and CEO, comments on the significance of being both the original and replacement sandstone supplier, saying that his company hopes to be invited back in 100 years should its services be required again.

Other challenges revolved around the need to house Nottingham-Spirk prototyping machinery. That meant installation of fire-safety lines and special ventilation ductwork and equipment in the lower levels of the existing building. The task was made more difficult due to the fact that the site had no working elevator until about a month before renovation wrapped up.

“It was very labor-intensive,” Zielinski says. “Everything that went in or came



THE SKY IS FALLING NO MORE As the touched-up mural dried out it began to flake. Nottingham-Spirk artists affixed sponges to bamboo fishing rods to touch up the mural where colored plaster had dropped.

out had to be hand-carried. We had to take a lot of debris up the stairs.”

In fact, the addition owes its very existence to the need to provide a working elevator for the property’s new owner.

“When we initially studied this property, we wondered how we could get our equipment down into the lower levels of the existing building because

there were stairs but no elevator,” Nottingham says. “We first considered an exterior scissor-jack elevator. We talked it over with Paul Volpe and decided that if we were going to do that, we might as well enclose it. Doing so would essentially create an elevator shaft, so why not just install an elevator. Then we thought about making the shaft bigger for storage purposes and to house some equipment. We ended up with a three-story, 10,000-square-foot \$1 million addition.”

Other renovation tasks: adding a new boiler and removing two prior water-heating systems; resealing and repainting windows, including removal of clunky window-opening gadgets installed years ago; and adding a copper-colored sign identifying the new occupant, placed over the old stone-carved nameplate on the portico.

Unique financing ensures project go-ahead

The historic designation assured a future for the building, and brought tax breaks to ease financing for the \$9 million renovation. The City of Cleveland, Cuyahoga County, Greater Cleveland Partnership and the State of Ohio also supplied financial incentives. MCM and financial consultant Cheryl Stephens of SDS Consultants helped Nottingham-Spirk navigate the dizzying maze of project financing. And besides serving as general contractor, MCM was the development consultant on the tax credit and conservation easement sale for the project, according to Melissa Ferchill, MCM president.

“The project was done under the rules of the Ohio Office of Historic Preservation and the National Park Service,” she says, noting that those rules required strict adherence to historical construction practices and brought qualification for preservation tax credits. “The designation as a historic building also enabled a lost-development rights easement, also known as a conservation easement.”

A conservation easement excludes certain activities on private land, and its primary purpose is to conserve natural or man-made resources on that land.

The Model for Severance Center

The new home for Nottingham-Spirk started out in the 1920s as an idea in the minds of local Christian Science practitioners. They purchased land on Euclid Avenue and East Boulevard and contracted the prominent Cleveland architectural and engineering firm of Walker & Weeks to design a church for the site.

Around the same time, John Severance planned on donating \$1 million to the Cleveland Orchestra to build a concert hall. He saw the property at Euclid and East Boulevard, recently purchased by the Christian Scientists, and thought it would make a wonderful location for a hall. He made an offer that they couldn’t refuse: \$600,000 in cash. He happened to see the church design from Walker & Weeks and decided he needed to have that, too – it was a great starting point for design of the concert hall, he thought. The design was later modified to be more specific for its concert hall application.

With a church design in hand but no place to build it, the Christian Scientists undertook another land search. On Overlook Drive they found the Howell-Hines mansion and five acres of land, including a hillside. In 1928, for \$240,000, they bought the property, demoed the house and built what would open in 1931 as the First Church of Christ Scientist in Cleveland. —LK



Photo courtesy Nottingham-

National City Bank was the purchaser of that easement from Nottingham-Spirk, enabling the company to receive a 42% tax credit and earn proceeds on the easement from National City.

Stephens consulted with the company on obtaining public-sector financing, a character-building process that can take precious time and resources away from a company's primary business.

"For borrowers operating small- and mid-sized businesses, their primary activity is to run the business, not to take care of all the financing details," she says. "A company such as Nottingham-Spirk, while the principals are very bright, the best use of their time may not be following through all the details of the real-estate transaction. We take care of those details."

Stephens' involvement, buoyed by her past work experience with state and local development entities, unearthed multiple unconventional funding sources and tax credits. For example, because the existing building contained lead-based paint and asbestos, it was eligible for some financing through Cuyahoga County's brownfield fund.

"You don't automatically think of brownfield money from the county as a finance option for a church property," she says. "But asbestos is a contaminant just like oil or PCBs. I had to work with Nottingham-Spirk, MCM, an environmental consultant, the Ohio EPA and the county to make sure that we eliminated the contaminants and met the requirements for tax abatement offered through a program from Ohio EPA. We also had to make sure that provisions of that program did not conflict with the conservation-easement or historic-tax-credit opportunities. The brownfield designation brought in an additional \$1 million in low-interest financing."

In addition, this is one of the first projects in Northeast Ohio to use New Markets tax credits, according to Stephens. The New Markets tax-credit fund, an instrument of the U.S. Treasury Department, encompasses a pool of investors that invests in commercial redevelopment projects in targeted census tracts. Under this arrangement, the Nottingham-Spirk project was eligible for low-interest longer-than-standard financing.



NEW TUNES The original pipe organ was renovated and computerized to automatically play one of hundreds of digitally stored songs.

In obtaining loan funds from the State of Ohio, Stephens was able to provide letters of credit as opposed to personal financial statements on behalf of Nottingham and Spirk. Being a private business, the owners typically would have had to provide their personal financial information to obtain such public-sector financing, and there are concerns about how private that

information remains when forwarded to a public entity. No such problems with letters of credit.

World-class

Through the efforts of many, a true gem has been preserved and modernized.

"With all of the new systems, the new roof and more, this building is as new as the [recently built Case Western Reserve] Weatherhead building," offers Nottingham.

And the fact that the building's new mission is radically different from its old has not gone unnoticed.

"Imagine changing the occupancy from an early 20th century church congregation to a sophisticated R&D and light-manufacturing business," says Volpe, who credits architect Ted Sande, a historic-preservation consultant, with providing crucial input on restoring the building while meeting preservation standards. "The two seem almost incompatible. But we did it and it was worth doing. This building serves Nottingham-Spirk and still carries its original grace and importance. It is a world-class architectural landmark." **P**

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Living in Luxury

South Park Row blends into Shaker Heights neighborhood

By Nancy Loyan Schuemann | Photos by Ken Krych

Elegant Tudor design, old-world craftsmanship and modern amenities combine to create an upscale, maintenance free lifestyle at South Park Row (13900 South Park). Conveniently located on the corner of South Park Boulevard at North Moreland in Shaker Heights, the new community of 16 manor homes (upscale condominiums) blends with the surrounding historic neighborhood. Scenic Shaker Lakes are across the way while quaint Shaker Square and Larchmere are within walking distance. University Circle and downtown Cleveland are only minutes away.

One glance at the exterior of South Park Row reveals that this is no ordinary new development. English Tudor detailing like sandstone cornerstones, timber,

hand-molded brick in three shades with “clinker” (bumped out) brick and stucco exteriors with decorative medallions, exterior mullions on windows, shutters, gabled rooflines, brick chimneys, copper downspouts and gutters, solid plank doors with wrought iron hardware resemble the fine architecture of nearby mansions and Belgium Village. The design maintains the cohesiveness of the surrounding neighborhood and gives the structure age, a sense of “permanence.” The thick clipped corner asphalt architectural-dimensional roof shingles resemble slate. Though attached garages face the back of the buildings, garage doors resemble carriage house doors and the stained and textured saw cut concrete, resembling flagstone, paves the auto-court and driveways. Lush land-

scaping with preserved old growth trees and brick walks completes the idyllic setting.

“Our buyers like old architectural features with new amenities,” Kiki Stout, marketing director with Heartland Developers, LLC says.

“Today, there is a demand for housing that is not typical single-family,” J. Gordon Priemer, president of Heartland Developers, LLC states. “People want choices that are different. People have different lifestyles and want lifestyle choices. Our housing appeals to everyone, including newlyweds, families, singles, dual income, empty nesters and retirees... a lifestyle that appeals to a whole cross section of people.”

Each manor home offers a unique design and layout. On the approximately two-acre site are one single-family home, six multi-story townhomes, six two-story townhomes and one building with four flats. Eight units have basements that can be completed into additional living space. Sizes range from two to three bedrooms with two-and-a-half to three-and-a-half baths in the 3,000-square-foot range. Prices are from \$448,000 to \$700,000. All units include



HARDWOODS & DETAIL
Attention to detail and elegance are displayed throughout the spacious design with hand-crafted millwork.

ing and sound-barrier insulation (Accoustimats in the flats) for quiet living, and overhead fans, the interiors speak of quality. Natural gas fireplaces were built onsite. Bookcases are built in as well as wet bars. Floor-to-ceiling hardwood Marvin casement windows and bay windows offer commanding views of the forested park land and surrounding area. Ceilings are an average nine-foot in height and floor plans are open. Ample closets provide storage solutions. Each home has a laundry room area, as well as its own HVAC and hot water unit. Master suites, most of which are located on the main living level, are located away from other homes and above personal garages for added privacy and two-hour

a two-car garage plumbed with hot and cold water.

Each townhome features elegantly appointed luxury. From two-inch by six-inch wall construction, solid wood paneled doors, oak stairways, granite countertops, maple cabinets, oak floors, seven-inch baseboards, recessed light-

masonry firewalls separate homes. Each home is wired for technology, security and fire prevention.

Owners can customize their spaces and choose their own appliances. Each townhome is constructed for the addition of an elevator, if so desired. Some units have outdoor redwood and cedar decks with privacy screens facing the backyard courtyard. The landscaped courtyard has quaint brick walkways and a fountain.

South Park Row began with an idea eight years ago. Apartment investor Michael Montlack and his wife, Carol, regularly walked their dog past the empty lot at South Park and North Moreland. A resident of Shaker Heights his entire life and homeowner on North Park, he thought the parcel of land an ideal location for an apartment building.

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FORMAL STUDY This first floor den is well lit through large specified windows.



After all, he owned and managed apartment buildings nearby. With some encouragement from then-Mayor Patricia Mearns, he approached the property owner, Ambassador Milton Wolf, and secured the property. With the encouragement of current Mayor Judy Rawson and members of city council, a need for housing was determined for empty nesters to keep families who lived in Shaker in Shaker.

“The biggest challenge was to really find a partner that shared some of the goals and attitudes that we have,” Michael Montlack, with Montlack Realty, says.

Montlack Realty, whose current president is Kirt Montlack, has been in

business since the 1940s and owns-manages 14 apartment buildings in Shaker Heights, in addition to buildings in Cleveland and Lakewood.

“This was new for us,” he continues. “We’d never done a condo project and wanted someone who felt about Shaker Heights as we had with the same attitude

to build something of quality. We’ve always been active in Shaker and have enjoyed a great reputation in Shaker as good landlords. We’ve always had a fond attitude of Shaker and never thought of just putting our interests first. Many builders were interested in joint venturing the project. When we got to know



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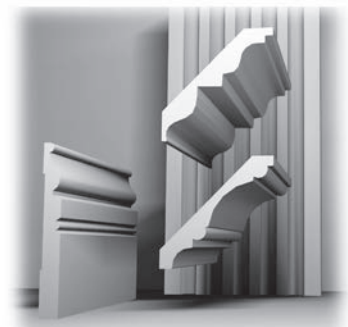
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OPEN DINING ROOM A view looking down from the stairway demonstrates the large, open dining room area with bay windows.



Gordon (Priemer), we became partners. It began with a handshake and has worked out well. We're looking into new ventures and have common attitudes regarding development."

"We worked with Mike Caito early on. The idea was to try to build something that fit into the architecture the neighborhood already had. I think we accomplished it," Montlack says. "Our development fits into the area, complements it, raises the value of other properties in the area."

Plans for the development began in 1999, though ground wasn't broken until 2004. The property, located in the Shaker Square Historic District, was originally zoned single-family with lots allocated for 4 single-family homes, though other areas of the same block were zoned multi-family.

"It was very important that we keep the historical detail of Shaker Heights, blending the charm of old architecture with modern floor plans," says Michael Caito, principal with City Architecture.

"We had to make sure that the architecture reflected the historical architecture of Shaker Heights. The design helped convince the city to make this happen. We had to go through the city's process to get the property rezoned."

"This project came about as a rezoning issue," says Joyce Braverman, planning director with the city of Shaker Heights. "The property was rezoned to multi-

family with deed restrictions. A series of design standards were imposed [had to use brick and stone, include a high landscape plan, etc.]. It was a prolonged, involved process. The tool of using your zoning code [deed restrictions] for design purposes is very good."

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STEP UP A few steps up from the dining room is an additional space complete with fireplace and multiple angles which an owner could choose for many uses.

Though the city of Shaker Heights had allowed condominium development since 1995, this project wasn't without controversy. The discontent of neighbors and lawsuits had ensued. Afterward, neighbors have lauded the project and it is considered a welcome addition to the neighborhood. Some buyers purchased manor homes at South Park Row before ground was broken.

"The high quality design blends with the surrounding neighborhood," Braverman says. "High quality means it should last."

"The project fits in well with the neighborhood and is a little community into itself," Priemer says. "I'm proud of the collaboration between the city, the design team and the sales team. It shows that attention to quality and attention to architectural styles can sell and sell well in Cleveland. I think, too, it's rewarding to be part of the continuous redevelopment of the Shaker Square area. The success of the project to date shows that the Shaker Square area is strong and vibrant. There is a need for cluster homes and condomini-

ums. We will be breaking ground for our fourth project in Shaker Heights, Avalon Station (behind Shaker Towne Center)."

"[The results] exceeded my expectations," Caito says. "It shows that if we work toward a common goal, good design will prevail." **P**

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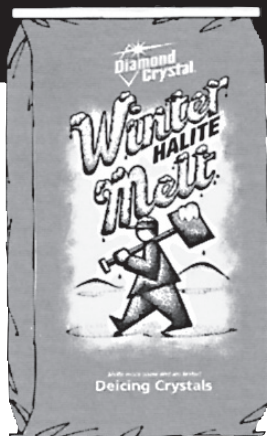
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Supporting the Future

Ohio Savings development project takes shape on Euclid Avenue

By Mark Watt | Photos by Ken Krych

“When people think of downtown Cleveland, do you know what they are thinking about?” asks David Goldberg, co-chairman of the board at Ohio Savings Bank. “They’re thinking about Euclid Avenue from Public Square to Playhouse Square. They’re not thinking about Carnegie, Chester or Prospect (avenues). And the ground zero in Cleveland is the worst. But there is hope. If improvements continue to take place along Lower Euclid Avenue and it becomes really terrific, all of Cleveland will benefit. People will think that Cleveland is the coolest city going.”

As chairman of the steering committee for the Downtown Cleveland Improvement District and owner of several properties along Lower Euclid Avenue, Goldberg is putting money where his mouth is. The 515 Euclid Avenue parking garage and retail build-

ing, developed by Ohio Savings Bank affiliate OSF Properties, Inc. and open since early August, is the latest completed development on Lower Euclid Avenue. And in more ways than one, the structure is serving as a foundation for future improvements in the area. Not only does it replace a number of decrepit buildings that were formerly situated on the site, the mixed-use parking and retail facility was built with the full intention of serving as the base of a high rise, luxury condominium tower, all designed by Richard Fleischman, principal of Richard Fleischman + Partners Architects, Inc.

Situated on the northwest corner of East 6th Street and Euclid Avenue, the current structure is a seven-story building with a footprint of 24,000 square feet, featuring 524 parking spaces with 11,000 square feet of retail space and a lobby core facing Euclid Avenue.

“[The parking/retail structure] by itself certainly wasn’t driven by the economics of mean where we needed more parking or retail on Euclid Avenue,” Goldberg says. “It’s really a show of faith and hope in the future, that Euclid Avenue will come together. It’s a little ahead of its time but we are talking to developers about the high-rise condos already.”

For the time being, “it’s basically a very beautiful garage,” Goldberg says. Yet the plan to build 19 additional floors of residential space shaped the design and construction of the sleek, but deceptively simple-looking building.

Bracing for tomorrow

“This is the most interesting part of the building for me,” says Ray Painter, project manager with Turner Construction Co., which oversaw physical work on the project. On the bottom level of the parking deck in the 515 Euclid building,



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he points to the concrete surface on which we're standing. "We are actually walking on the floating mat foundation. It's a five feet concrete mat, sized for the future high rise. It's what we walk on and drive on down here and it covers the entire building site.

"We're about seven feet below the foundation for the [Hyatt Arcade Hotel] and we have a tremendous structure behind the west wall that is meant to protect those foundations and make sure there's no soil loss or building movement. It's an all undercast fabric at a battered angle reinforced with white flange and a 15-foot buffer. And that's all behind the walls here.

"So there's a lot of work here that you can't see anymore and appreciate what it took to demo the buildings and dig around the vintage buildings around us."

That work, which began in December of 2003, included razing five buildings, including the old Nottingham Building, the original 515 Ohio Savings Building, the 509 Bank Building, the National Deli Building and a garage at the rear of the site.

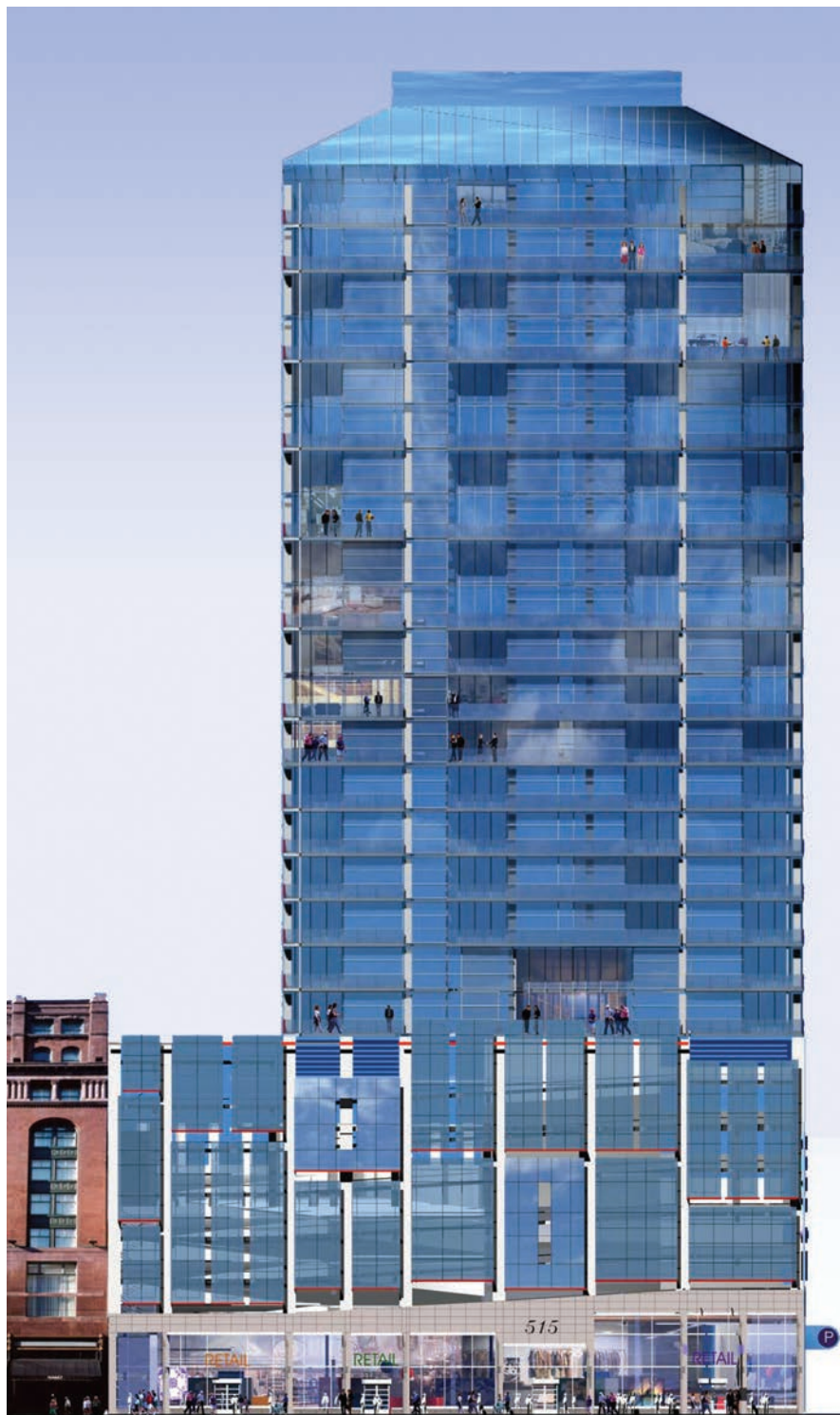
"It's a tight site, which made it somewhat of a challenge," Painter says. "The condition of the buildings varied considerably, from the 509 bank building, which took a tremendous amount of pounding to knock down, to the Nottingham which we had to do everything we could to keep it from falling down."

To ensure the stability of surrounding structures and the ability to construct a vertical addition in the future, computer modeling was utilized.

"[The computer model] was supplied by the soil engineer to see how the soil will react to the loading," Painter says.

"We basically unloaded the soil from the demolition and replaced it with a very similar load," he says. "As we monitored this, we saw a slight recovery in the soil and then it went back to where it was originally as it was loading. I was actually surprised how close it was to the computer model that was prepared.

"And they have several computer models of how the soil and surrounding buildings will react when the high rise is built, based on what ultimate loading it will be. It's almost like a menu. If you build 18 stories, it will weigh this much. If you build a concrete core, you'd use this other model. We've done every-



21st CENTURY DESIGN A glimpse of Architect Richard Fleischman's vision for the 19-story vertical condominium addition at 515 Euclid Ave.

thing we can to keep the weight down here to allow for a future high rise. And by keeping the weight down on this and keeping the weight down on the tower core, it kept the settlement at an acceptable level for future building here."

The planning and installation of mechanical, electrical and plumbing systems was also focused not just on the current structure but also on the future construction, says Jim MacMillan, PE,

vice president of Karpinski Engineering Inc.

"For example, when the planned addition is constructed it will impose a high pressure on the piping systems of the lower garage," MacMillan says. "So all the piping was designed to accommodate the future pressure ratings of the high rise. Overall, provisions were made so that very little infrastructure work will need to be added or revised in the

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garage below.”

Clear design approach

Because of the weight limitations inherent to the site’s soil structure and its impact on surrounding structures, the exact height of the future addition was dependent on building materials selected. Utilizing lightweight steel and glass in the design of the 515 Euclid building will allow for approximately three more stories of height to the vertical addition than more traditional materials would allow, says Richard Fleischman, design architect. Those additional floors may be a selling point for those interested in developing the future high rise. But for Fleischman, whose affinity for glass can be seen in past work like the recent H.G. Woods Research Tower at Case Western Reserve University, the choice of materials was much more than a decision based in functionality.

“I’m trying to move Cleveland back into the 21st century,” Fleischman says. “I like to say that ‘tomorrow’s not a new yesterday.’ If you look around Cleveland, you’ll see architecture that is historically correct but today and tomorrow requires new energy to focus on innovation through principles of design. And we believe this garage is the first of its kind. We looked through all sorts of periodicals but couldn’t find an instance of a garage being built like this before. It was a new frontier for us. I love glass but I’ve never used it in this way.”

Because of its ability to withstand Ohio’s dramatic weather changes, concrete was utilized for the garage, whose



TOP TO BOTTOM This is the view from atop the 515 Euclid Avenue facility. It will actually start the bottom level of the 19-story condominium complex.

structural design was developed by Desman Associates, a national engineering architecture firm specializing in parking facilities. But the facility also incorporates the lightweight steel and laminated glass that will eventually be used as primary materials for the vertical addition. This was a collaborative effort between architect and engineer.

The focal point of its façade is a series of strategically placed sheets of laminated glass. There is no mechanical connection holding the glass in place. Instead, a special adhesive was applied, in tightly controlled conditions, to attach the glass

to the framework. To meet specified requirements for ventilation in a parking structure, the glass panels are separated by open spaces to allow air to move through the building.

“We needed to have a certain percentage of open areas on the periphery wall,” Fleischman says. “So we used an equation to figure out how much open space we would need, which allowed us to determine the placement of the glass barriers.”

The need for open spaces separating the glass panels is capitalized upon in the design, which is driven on “a concept of

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beauty in contrasts,” Fleischman says; that concept, incidentally, is also apparent holistically in the bold juxtaposition of the new structure’s modernity versus the historic Arcade situated mere inches away.

“I love it,” Fleischman says of the building. “My colleagues who I love and respect have complimented me as well, which is rewarding.

“[The 515 Euclid building] makes the Arcade look great, *because* of the contrast.”

Ready to rise

Timing, Goldberg says, was essential to the project. Ohio Savings moved out of its home office on the site of the new facility in the ‘70s and over the following decades acquired not only the original 515 building but the surrounding properties as well.

“We had ideas but we just kept waiting for the right opportunity,” he says.

That opportunity came a few years back, jumpstarted by a conversation between Goldberg and developer Rick

With the parking & retail facility now in place and engineered to sustain additional floors, Goldberg says all facets of the project are in place for the development of the 19-floor addition.

Marron of MRN Ltd., who also owns a variety of properties in the area.

“We suddenly realized that all of the vacant property in this area was really owned by just four parties: the Marron family, the Ohio Savings/Goldberg

family, Forest City at Tower City and May Company/Argent Realty,” Goldberg says. “Since we all owned it and knew we could control our own destiny, we all worked together and developed a master plan through Cooper Cary [of Atlanta, Georgia] which specializes in urban planning.”

As the parties developed the plan and with the Euclid Corridor project moving ahead, Goldberg realized the opportunity for development had come, he says.

With the parking and retail facility now in place and engineered to sustain the additional floors, Goldberg says all facets of the project are in place for the development of the 19-floor addition.

“All utilities have been sized for the addition and the core support is already there,” he says. “So now when a developer comes through, it can basically just start construction, raising the steel frame. All the tricky issues involved have been resolved. The elevators and stairwells are installed. Everything has been engineering to support this tower.

“With the Euclid Avenue Corridor project two years from completion, the timing is right for a developer to take over and have the 515 Euclid high rise completed at the same time. It’s available as soon as someone comes in with a proposal that we will accept.”

The master plan for the Lower Euclid Avenue neighborhood is moving forward, evidenced by recent work in the area including MRN Ltd.’s renovation of East 4th Street and the new House of Blues Cleveland. That developmental synergy will be the key to the success of the 515 Euclid project, Goldberg says.

“This building, the Business Improvement District (BID) that’s underway and House of Blues are each a small part of the solution for downtown Cleveland,” Goldberg says. “I look at this building as 1% of the solution, but if there are a hundred of these sorts of projects, then you have New York City or Chicago. You can do it. When you put the BID, the House of Blues and the 515 building together with housing and controlling the panhandling, they all add up together. Each party basically has to put in its 1% and take the risk. You put them all together and, no question, Downtown Cleveland will become spectacular.” **P**

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Reducing Snow Service Budgeting Frustrations

By Douglas Freer

Budgeting each year for winter weather services is often a frustrating experience since winter weather is unpredictable. Each year budgets are constrained and efficiencies must be squeezed from all parts of the business. With higher vacancy rates it becomes more difficult to provide the level of snow and ice management service to your tenants as you might like.

How can you budget for winter snow service when the weather varies from year to year? Understanding how snow service contracts are constructed and the multiple pricing options will help to determine what style of contract will best suit your company's needs.

There are four basic types of contract pricing. They are: seasonal, per occurrence, incremental (or per inch) and hourly. Contractors may also offer some combinations to adjust for seasonal differences (See Table 1).

When evaluating each of the pricing options determine what characteristics are most important. While budgeting ease may be the most attractive option with a seasonal contract it may not be the most cost effective option. Per occurrence and incremental pricing offer the highest cost efficiencies. Actual cost will be based on snowfall but the expense will follow the severity of the winter. (See Table 2.)

The level of service will determine when service is performed and how frequently throughout the winter. A two-inch (2.0") trigger depth contract requires less frequent service than a one-inch (1.0") or a trace trigger depth contract.

Work with your contractor to determine the amount of expected occurrences based on the trigger depth. The Cleveland area receives varying snow total amounts depending on geography. The official measure at Hopkins International Airport represents about 60% of east side snow fall totals in general.

Using Hopkins measurements, the 35-year average snowfall total for Cleveland is over 70.0". East side locations are well over 100.0" per year.



	Seasonal	Per Occurrence	Incremental	Hourly
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TABLE 1

Cost Effectiveness (1-Very High, 2-High, 3-Moderate, 4-Low, 5-Very Low)	Pricing Option			
	Seasonal	Per Occurrence	Incremental	Hourly
Budgeting Ease	1	2	2	5
Monitoring Hours	1	1	1	5
Contractor Experience	2	2	3	5
Contractor Efficiency	1	1	1	5
Competitive Pricing	4	1	2	3

Scope of Work	1" to 4"	4.1" to 8"	8.1" & Up
Plow	\$100	\$200	Hourly
Sidewalk Shovel	\$50	\$100	Hourly
Salt	\$100 per application		
Sidewalk Ice Melt	\$50 per application		

TABLE 3

Service	Rate	Estimated Occurrences	Budget Amount
Plow	\$100	28	\$2,800
Shovel	\$ 50	30	\$1,500
Salt	\$100	70	\$7,000
Sidewalk Ice Melt	\$ 50	75	\$3,750
TOTAL BUDGET			\$15,050

TABLE 4



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Total quantity of snow is only part of the story. The 2004–2005 season, the snowiest winter on record, had eleven events with 6.0" or more snowfall. During the 2002–2003, the fourth snowiest winter on record, there was one event with more than 6.0" of snowfall. While both winters had large snowfall totals, the snowfall during the 2002–2003 winter was more consistent and fell in lower quantities requiring more de-icing applications as opposed to larger events with greater snowfall.

What level of service is necessary for your property? A two-inch trigger depth for your property's geographic location may require an average of 20 snow clearings (plowing, shoveling). The same property at a one-inch trigger will generally require 35% to 40% more clearings, or 28 clearings.

How frequently should ice control applications be made to your property? Apply a "salt to plow" ratio to determine how many applications are required to meet your service needs. If ice control applications are made only after a plowing event the ratio is 1:1.

Do you want ice control in advance of the storm? Do you want applications if there is only 1/4 or 1/2" of snowfall? What about during the storm event? Do you want applications made if there is refreeze in the evening when the sun sets or before morning business traffic? The more applications you require the higher the ratio of "salting to plowing."

A very high level of service maintaining black and wet pavement throughout most winter conditions would approach a 3:1 ratio. Zero tolerance properties may exceed this ratio.

Based on the trigger depth for clearing and the frequency of ice control applications a budget can be created. (See Table 3.)

The budget is established by applying the unit costs to the frequency of service, in this case per occurrence pricing; 28 plowing events with a 2.5:1 "salt to plow" ratio.

Check to see if the level of service that is desired for the property will fit within the budget. Adjust the service level relative the budget and needs for the property. Ice control applications often represent 60% or more of a snow service budget. (See Table 4.)

A more accurate budget would account for the probability of varying

snowfall amounts and the relative costs. The example we use in Table 4 assumes a flat rate for each snowfall. Once the budget has been established the method of pricing can be applied that best suits your cash flow needs.

By combining the right pricing method for your property with the right budget you should not have surprises from year to year.

The law of averages will prevail if you stick with one pricing option for the long haul rather than changing from year to year playing the odds on how much it might snow. Leave room in your budget for low or high snow fall years.

Lastly, a snow services contract is business insurance. While the line item cost for snow service is obvious and easier to control, the cost of interruptions to your business may not be as easy to quantify.

Make sure the service level and pricing method fit your property's needs and you will reduce your frustration come spring time when looking back at your snow service budget from the winter. **P**

Doug Freer is president of Blue Moose Co. Inc., Snow & Ice Management Services, located at 2344 Glenridge Rd. in Cleveland. For more info, call 216.371.1001 or visit www.bluemoose snow.com.



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Solid Knowledge

Tri-C's Corporate College East invokes Cleveland's possibilities with bold, innovative design

By John Elliott | Photos by Scott Pease

If you're uncertain what direction Northeast Ohio's economy is heading, Cuyahoga Community College's new Corporate College East on Richmond Road in Highland Hills doesn't offer any obvious answers. But the 107,000-square-foot building on a 16-acre stretch is sure to raise the eyebrows of passersby on I-480 with its sequence of huge, vertical vaulted windows intersecting a big limestone drum.

The five vaulted windows suggest air intake valves on a gigantic engine, reminiscent of the area's traditional manufacturing economy. The exterior limestone evokes Cleveland's mining heritage. The massive vaulted windows might even remind some passersby of the Hulett iron ore unloaders near Lake Erie.

The symbolism to the past is understated however, and this is by design.

The variety of shapes in this corporate training center implies an evolving plan at work. To learn more, it is necessary to investigate.

The building is destined to rank as one of the most eclectic designs in Northeast Ohio. Last year, it received a merit award from the Cleveland chapter of the American Institute of Architects.

Ferreting out the nuances of a changing economy is one of many tasks that

this bold and imaginative structure is all about. The \$30 million building, completed early this past summer, is part of Tri-C's expansion into non-degree business training.

A variety of training options

The building offers a variety of learning environments for the area's corporate employers, complete with state-of-the-art communications technology. Corporate



MAIN CONFERENCE ROOM The multipurpose conference room has all the technical amenities to support the 20- by 30-foot audiovisual screens. Special sound panels are used to balance the room, not just acoustically but visually as well.

College is the primary vehicle for delivering Cuyahoga Community College's non-credit training services to area employers and their workers. The new building is right off the Richmond Road exit on I-271, which is close to I-480. It is also a short drive from the Tri C Eastern Campus on Harvard Road.

The facility is part of a strategic initiative to foster professional development and training for local employers. Corporate College offers both credit and non-credit training and skills enhancement courses.

The facility will be ideal for strategic planning sessions for companies that

need to meet offsite, for annual meetings, conventions and conferences, as well as education and training events, either hosted or taught by professionals at Corporate College East.

Tri-C has a similar facility in Westlake, known as Corporate College West, which it renovated from an existing building.

Dr. Denise Reading, president of Corporate College, says the new building meets a key need for many east side businesses.

"Many businesses don't have space available to do the training and development," she says. She says a needs

assessment survey revealed the need for a large conference space, more breakout spaces, and "hoteling" rooms for visiting consultants. These are amenities that seminar providers normally have to pay extra for at hotels.

Oftentimes, visiting lecturers need phones, faxes and computers while they are visiting a lecture facility, Reading says.

Some green concerns

Internet connectivity is wireless, which minimizes energy requirements. Ozanne Construction and Turner Construction Co. acted as the joint construction manager. The team is Leadership in Energy and Environmental Design (LEED) accredited and utilized some green building techniques, notes Bill Miller, the project manager for Turner.

LEED emphasizes strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environment quality, all based on scientific standards.

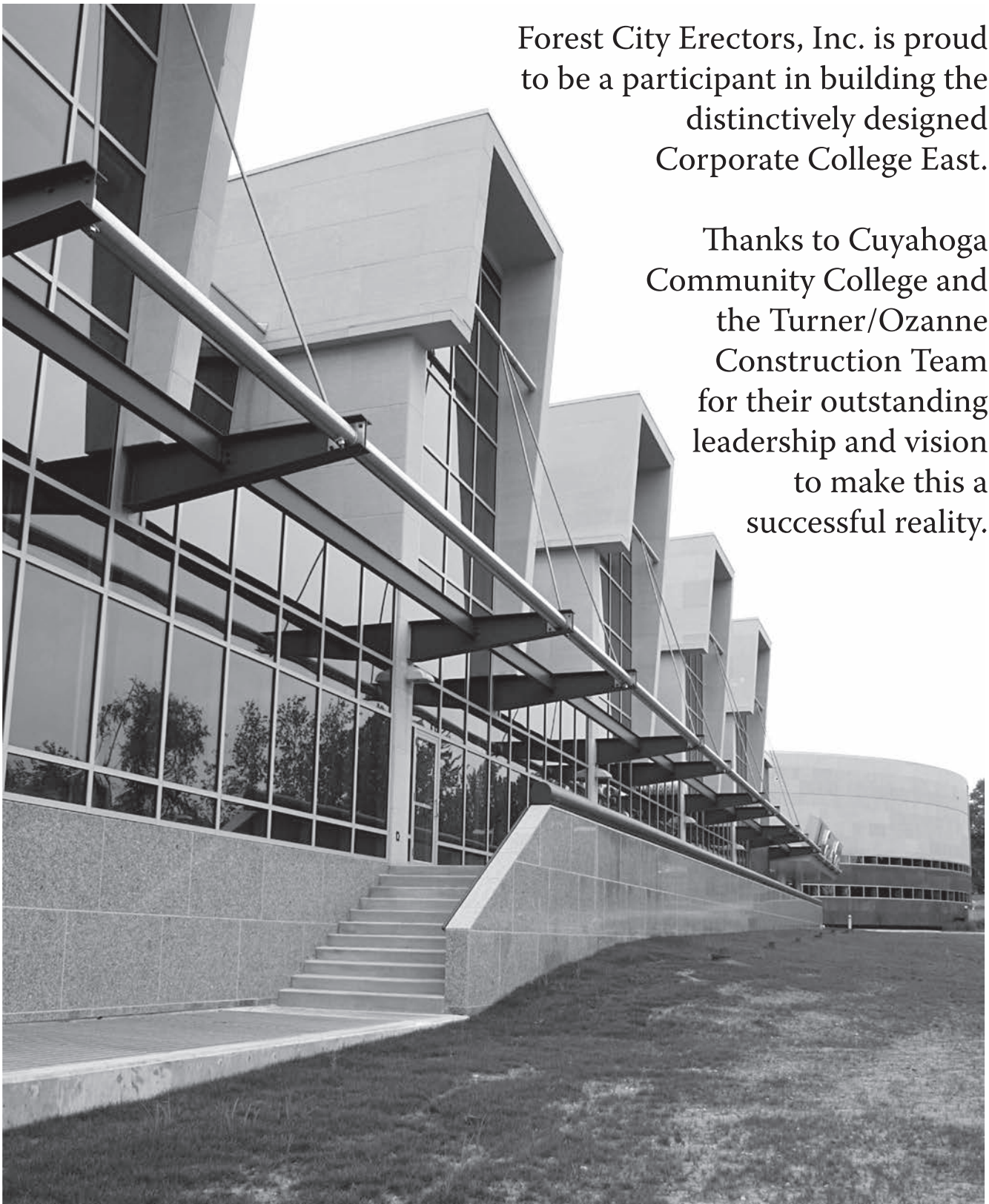
"We wanted the building to be environmentally friendly to the space it was built on," Reading says.

There was also a need for a trade show facility that could handle 25 to 30 medium size booths. These needs were much more pronounced on the East Side than the West Side, Reading says, since the businesses on the East Side are more diverse. The West Side businesses are more service oriented.

"This area is one of the fastest growing areas for businesses," she says of the I-480/I-271 corridor.

The main entrance on the north side of the building offers 650 parking spaces. Limestone steps and an aluminum/glass curtainwall grace the front entrance.

The main lobby is spacious and has ample light, thanks to the wall length windows, and the visitor can immediately see the south entrance on the



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opposite side of the building. Both entrances have vestibules.

The lobby reception desk makes full use of the ample inside space, extending more than 10 feet between two eastern corridors. A series of lights hanging above the reception desk look like inverted flowerpots.

“It adds a little splash of character,” Turner says.

Interactive lobbies

A wide stairway in the front lobby leads to the second floor lobby, which offers a sit-down cafe that is staffed much of the time. Flat screen TVs broadcast cable stations in different parts of the big second floor lobby. The second floor lobby has an extensive balcony overlooking the first floor.

The main corridors have several breakout spaces with tables and chairs that are conducive to brainstorming. Reading notes that the furniture, including the wall art, is higher quality than found in most learning environments.

“All of our chairs are really great for the back,” she says.

Marcy Zimmerman, senior interior designer for the Corporate College East design team, URS/Whitley-Whitley, the architect/engineering firm that designed the building, says the furniture was chosen to fit the needs of the business client, not the typical college student. Hence, she sought furniture likely to be found in a corporate boardroom.

“In this environment, the idea was to make sure we could incorporate a lot of the flexibility these clients require,” Zimmerman says.

Besides being cognizant of who they were serving, URS/Whitley-Whitley was aware that vandalism was not the concern it is in traditional schools, Zimmerman notes.

“It’s definitely designed for the business clientele, not the student backpacker,” she says. “The image and feel is very corporate.”

Zimmerman said fixed furniture was chosen for rooms with hard-wired computer terminals.



CENTER OF ATTENTION This center stairway leads to the second floor and its extensive balcony and views.

A comfortable environment

Plenty of attention has been given to aesthetic appeal. A 600-square-foot area between the two main buildings has patio pavers and landscaping, making an attractive outdoor garden.

Even the coat hooks have character; they actually look like abbreviated, horizontal microphones.

The building’s western section houses the executive offices, along with two seminars rooms that feature false wood floating ceilings and marker boards with extra trim.

The boardroom in the executive building, set up for distance conferencing, has a triangular-shaped table that allows students to face each other. The

About Cuyahoga Community College

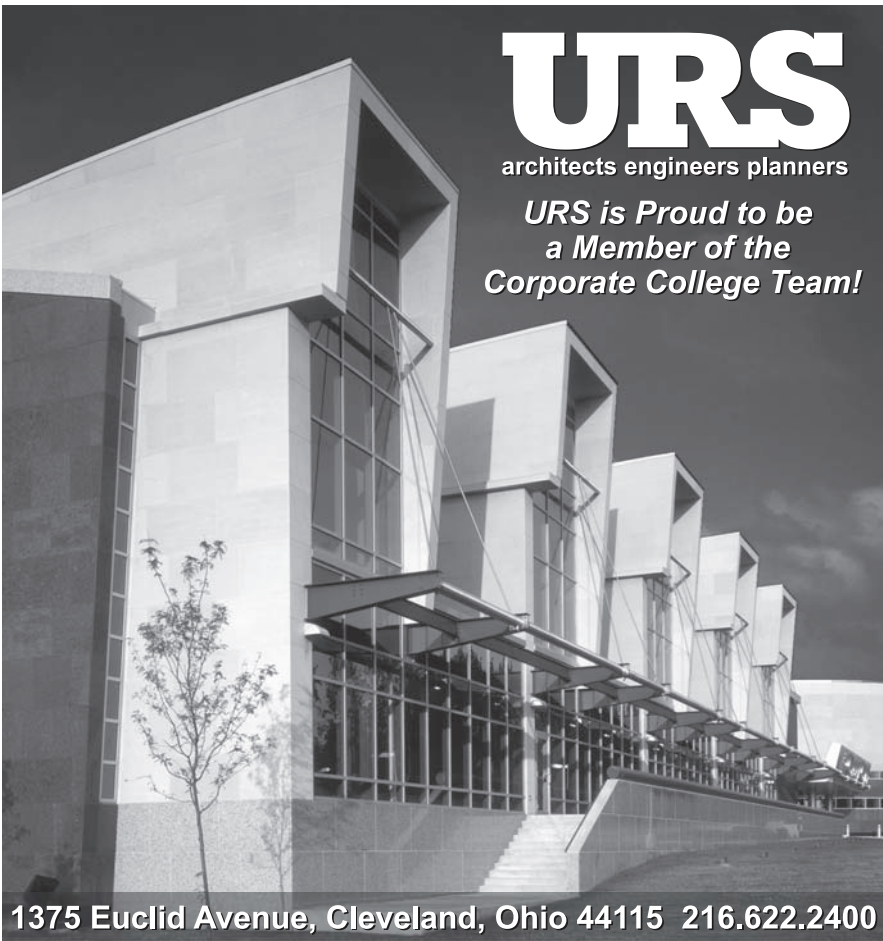
Opened in 1963, Cuyahoga Community College is Ohio’s oldest and largest community college, serving approximately 55,000 students each year. More than 700,000 county residents have come through Tri-C’s doors during the past four decades.

Tri-C offers two-year associate degrees, certificate programs and the first two years of a baccalaureate degree. The curriculum numbers nearly 1,000 credit courses in 70 career and technical programs and the liberal arts as well as the

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executive boardroom is equipped with digital videoconference capability and in a trade show room, spanning 2,166 square feet, all electrical feeds are tucked in the floor.

Reading notes that participants will find the rooms very user-friendly. Not only is the natural lighting abundant, thanks to huge windows on all sides of the building, but the air conditioning controls in just about every room.

"I love the building because it's not just a cookie cutter," Reading says. "Every room isn't a square box with row seating. When you walk in, it says innovation.

"The attention to detail speaks to people that what we're doing here is important work."

Technology aids training

Organizations leasing the space will not lack for any technology needed in today's learning environment. Many of the rooms have individual Internet servers available.

Classrooms come in varying sizes: 120, 50 and 40 seats, the latter of which can accommodate "distance" learning with two-way TV screens.

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"It's interactive between both parties or multiple parties," Turner notes. "It's a neat way to train."

Most classrooms have perforated wood walls that minimize sound, built-in eraser boards on the walls, audio-visual screens built into the ceilings, and tiered floors to enhance the instructor's visibility.

"They wanted a timeless and classic building that won't date itself," Miller says.

The executive dining room has state-of-the-art cooking equipment and can

The main conference room on the first floor that seats 160 (320 standing) will be the greatest selling feature for many companies.

cater groups of varying sizes.

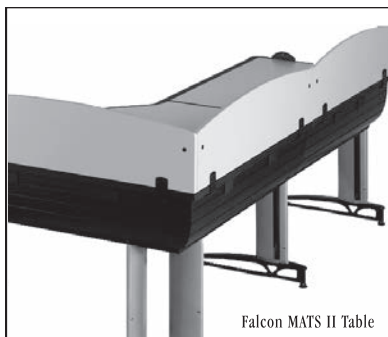
The main conference room on the first floor that seats 160 (320 standing) will be the greatest selling feature for many companies. There are huge (20-by 30-foot) audiovisual screens built into the 35-foot-high ceiling over two of the walls, each of which can project images of the speaker. The lecture dais is portable.

Enhancing the drama in this windowless room is a series of nine acoustical fabric wall hangings on the north side, each checked with a C-shaped stainless steel hanging on the side that resembles a notebook clip. The walls themselves are made of wood with perforations to absorb sound.

Audio Visual Innovations (AVI) Cleveland Team handled the AV installation for the project.

"There is an enormous amount of AV at work here," says Nick Santoro, AVI Sales Engineer. "All of the technology is carefully incorporated to be easy to use but also preserve the integrity of the architectural design."

Referred to as the Super Conference Room, this flexible space has state-of-the-art audio-visual technologies that go above and beyond your standard banquet facility. The multi-purpose Super Conference Room has all the technical (including A/V) amenities to support the production of corporate meetings or gatherings of all sizes.

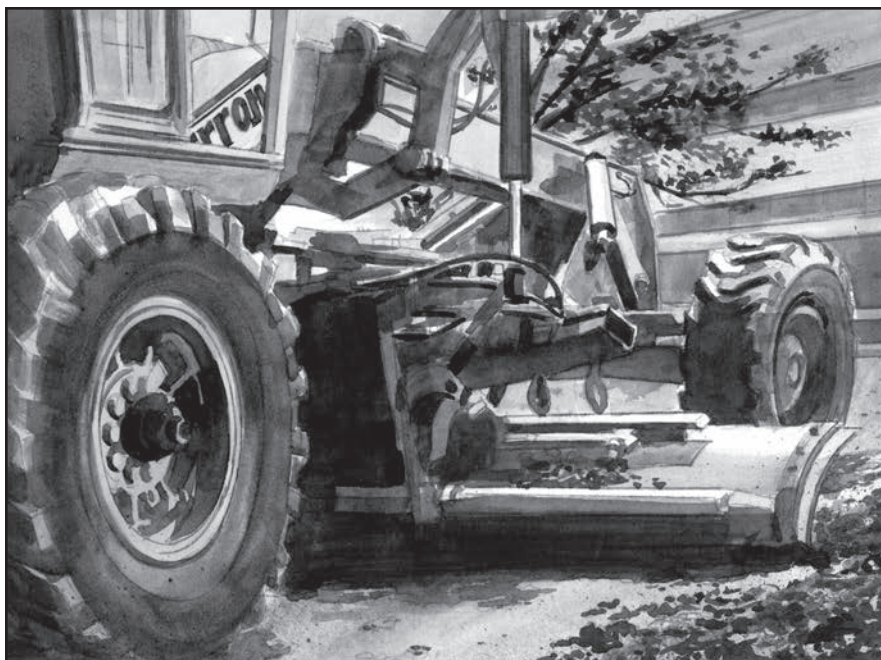


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A dynamic conference room

Covering the conference room ceiling is a series of V-shaped panels stretched across the entire width of the room that dip in the middle in perfect formation. These points form a line that runs parallel to one that the wall hangings make with their mid points. The room has a strong sense of movement.

Christopher Diehl, vice president and director of design for the Cleveland office of URS Corp. and a member of the Corporate College East design team, a joint venture of URS/Whitley-Whitley, says he originally planned to have a skylight in the main conference room, but decided that it wasn't needed.

"We knew we wanted that translucent fabric on the walls," says Diehl. "We wanted to create that sense of light or sense of drama. We wanted to evoke the light cannon on the front."

He was assisted in the design by Richard Danicic, an architectural apprentice.

"Light cannon" is the term Diehl uses to describe the vaulted windows that let in huge amounts of light on the building's north side. The reprocessed wood sheathed inside the ceiling dis-

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perses the light inside so the impact is not overbearing.

The bold shapes certainly accomplish Tri C's goal, which was to create a separate identity for Corporate College East.

"They wanted to launch a new division of Tri C," Diehl says. "When you go on campus, you feel very removed from the freeway."

He said the idea for the building was to be timeless, modern, daring, brave and beautiful.

"That we were able to design and build such a strong, elegant building in Cleveland makes me proud," Diehl says.

Zimmerman, the interior designer, says URS/Whitley-Whitley was able to be more creative at the eastern campus. At the western campus, "We had to work around what was (already) there," she notes.

The response to the new facility from the business community has been positive, Reading says. She says since the grand opening this summer, there have been a minimum of 18 inquiries daily.

"It's all leasable space for training," Miller says. "This is a perfect location on the east side of town." **P**



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The Cost of Making Money



ALEC J. PACELLA

Last month, we took a break from our usual format and reviewed some items and events of note that have occurred over the first half of 2005. But now, with summer over and everyone back to his or her routine, it seems that we should do the same. And speaking of routines, our schedule for the rest of the year will be as follows. This month we will take a look at cash expense items and next month we will discuss non-cash expense items. Following this, we will have a two-part discussion on debt and mortgages and then end the year with a wrap-up of the investment market. And of course, each month we will include some tidbits that were Heard Thru the Grubbvine.

Cash expense items are a necessary evil for income producing properties. In a previous column, we explained how different types of lease structures divide responsibility for expense items between tenant and landlord. In this column, we will discuss the nature of these expenses as well as some guidelines and pitfalls associated with each. Understanding each of these expenses and how they can vary after a sale is critical when evaluating a potential purchase. Cash

expense items (sometimes called 'operating expenses') can be divided into three general categories: real estate taxes, insurance and common area maintenance. A brief discussion of each follows:

Real estate taxes

This category encompasses any expense associated with property taxes and related assessments. Given that Northern Ohio has nearly 400 individual taxing districts and each has its own specific effective tax rate, real estate tax expense varies dramatically. Depending upon the specific district that the property is located, taxes can range from \$0.75 to over \$3.00 per square foot.

There are three items that affect real estate taxes. First, community tax rates can change as often as every six months, mainly as a result of school levies and additional assessments occurring. Second, property values are reviewed and potentially adjusted every three years. And third, property values are immediately adjusted upon an arms-length sale. The take away here is that, like most taxes, real estate taxes will probably increase over time. Special attention should be afforded to the current value for tax pur-



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Heard Thru the Grubvine

Another trophy Wells REIT, a private real estate investment trust, is reportedly the top candidate to purchase Key Tower. The Atlanta-based powerhouse is pursuing both the office tower and the attached Marriot Hotel... **Doubling down** In February, the Aveni family sold the 176,000 square foot Hilltop Plaza in Richmond Heights. They recently parlayed the proceeds into two centers, the 165,000 square foot

Twinsburg Town Center and the 120,000 square foot Chardon Village Center. —AP
poses versus the potential value based on a sale and what the resulting effect will be on the taxes.

Insurance

This category encompasses any expense associated with property, liability and casualty insurance. For many years, the standard rule of thumb for estimating insurance was \$0.10 per square foot. Then September 11 occurred and rates skyrocketed. Rates have finally seemed to settle and the new rule of thumb ranges from \$0.20 to \$0.30 per square foot.

The most important thing to remember about insurance charges is that owners sometimes have a blanket policy that covers multiple properties. Insurance companies often discount their policy charge for multiple properties and the larger the blanket policy is, the larger the discount will be. So be sure to understand what the insurance cost will be for a new owner versus what they were for the previous owner.

Common area maintenance (CAM)

This category is a catchall for most of the other cash expense items. Some of the sub-items can include the following:

Repair & maintenance

Includes things such as painting, window replacement, mechanical repairs and replacements, equipment servicing and cleaning, etc. For larger properties, this category can also include cost for maintenance personnel. Depending upon the size and type of property and range of individual expenses included, R&M costs can range from \$1.50 to \$4.00 per square foot.

Landscaping/snow removal

Includes things such as lawn maintenance, landscaping maintenance, parking lot snow removal, sideways snow removal and parking lot cleaning. Cost for this is usually \$0.50 to \$0.75 per square foot.

Janitorial

Includes cost of interior cleaning, carpet cleaning, trash services, floor waxing and window washing. Cost for this is usually \$0.75 to \$1.25 per square foot, depending upon the level of service provided.

Utilities

Includes cost of electricity, gas, water and sewer. This can also include cost for common area utilities, such as parking lot lighting, common hallway lighting, entry vestibule heating, landscape sprinklers, etc. For normal operations, electricity is usually \$1.00 to \$1.20 per square foot, gas is \$0.40 to \$0.60 per square foot and water/sewer is \$0.15 to \$0.20 per square foot.

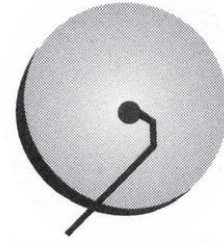
Management Fees

This can vary from simply the cost of invoicing and collecting rents all the way through fully handling all aspects of the property. Management fees are typically expressed as a percentage of gross income and range from 2% to 5%, depending upon the size of the property and level of services provided.

One thing to be aware of with any of the CAM items is that often there are service or maintenance contracts in place and these sometimes will survive a sale, saddling a new owner with an obligation of which they may not have been aware.

In short, what expenses have been in the past may not be what they will be in the future for a new owner. Understanding the magnitude of any changes up front is critical for a potential purchaser and certainly helps to eliminate any unexpected surprises down the road. **P**

Alec J. Pacella is a vice president of investment sales at Grubb & Ellis. He will be writing articles that feature various topics and aspects of real estate investment and can be reached at alec.pacella@grubb&ellis.com or 216-453-3098.



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At least 34 states have initiated legislative efforts to negate the impact of Kelo

Ohio Lawmakers Consider Moratorium Due To Eminent Domain Ruling

By Matt Parnell

Recently introduced by a bi-partisan group of Ohio lawmakers is a bill responding to the U.S. Supreme Court decision that makes it admissible for local governments to seize property in order to make way for private projects that serve a public purpose through economic development.

Sen Timothy Grendell and 26 other co-sponsors have introduced S.B. 167 intended to impose a temporary state-wide moratorium on governmental taking of un-blighted private property for economic development by another party.

In a 5-4 decision announced in late June, the U.S. Supreme Court ruled in the case of Kelo v. City of New London that the Connecticut city's condemnation of several private residences pursuant to a comprehensive economic development plan did not violate the Fifth Amendment.

The Court noted that the Kelo decision does not prevent states from adopting a more protective approach to private property rights. At least 34 states have initiated legislative efforts to negate the impact of Kelo, Grendell noted.

In addition to imposing a moratorium on the use of eminent domain until December 31, 2006, S.B. 167 forms a Legislative Task Force to conduct a comprehensive review of Ohio's eminent domain laws and procedures. The composition of the Task Force includes a representative from the commercial real estate sector, a Realtor, home builder and land use planner, among others.

Ohio Realtors are currently developing an action plan for this issue and expect to have a finalized plan after their annual state conference in September. **P**

Matt Parnell is the chairman of the board for the Cleveland Area Board of Realtors (CABOR).



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The Energy Policy Tax Incentives Act of 2005 consists of approximately 1,700 pages of text.... Within this maze of legalise are important items that pertain to commercial and residential developers.

Energy Act Provides Tax Opportunities for Developers

By David W. Woodburn

Most in the news amid the buzz of rising petroleum and natural gas prices has been the passage of a new law designed to promote energy efficiency and use of renewable energy. The Energy Policy Tax Incentives Act of 2005 (the "Act") consists of approximately 1,700 pages of text, which implement tax incentives related to energy efficiency. Within this maze of legalise are several important items that pertain to commercial and residential developers, as well as homeowners. This article is designed to summarize a few of the incentives as they pertain to the real estate sector.

Prior to the enactment of the law on August 8, 2005, the law permitted no special deduction for expenses incurred in constructing energy-efficient commercial building properties. However, with the new Act, a new deduction is permitted for certain newly constructed or improved commercial buildings.

The provisions of the law allow a deduction for expenditures related to "energy-efficient commercial buildings"

that reduce the energy and power consumption (on an annual basis) by 50% as compared to the American Society of Heating, Refrigerating, and Air Conditioning Engineers Standard (See the website of the Senate Committee on Energy and Natural Resources at www.eere.energy.gov/buildings/news_detailed.html).

An "energy-efficient commercial building" expenditure is defined to include property: (1) which is installed on or in any building located in the United States, (2) which is installed as part of interior lighting systems, heating, cooling, ventilation and hot water systems, or as part of the "building envelope," and (3) which is being certified as being installed as part of a plan to reduce the total of energy and power costs by 50% or more. For purposes of the Act, the "building envelope" includes everything that separates the building interior from the outdoor environment, including walls, foundations, windows, basements, slabs, ceilings, roof and insulation.

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Under the law, the deduction is equal to the cost of the energy-efficient property installed during construction, with a maximum deduction of a \$1.80 per square foot of the building. A partial deduction of 60 cents per square foot is allowed in certain circumstances where the overall energy deduction does not meet the 50% requirements but a separate subsystem is installed in the building for energy conservation purposes. In order to take advantage of this new deduction, the qualifying property needs to be placed in service between December 31, 2005 and January 1, 2008.

The Act also establishes a new business credit for the construction of energy-efficient residential homes. This credit is available to eligible contractors who construct the home, or in the case of a manufactured home, produce such a home. In order to qualify as an energy-efficient new home, the home must be (1) located in the United States, (2) substantially completed after the date of enactment, and (3) certified to have a projected level of annual heating and cooling energy consumption that meets the standards for either

the 30% or 50% reduction in energy usage. The business tax credit is limited at \$2,000 for eligible contractors; however, a \$1,000 credit is available to qualified manufactured home producers who cannot meet the 50% energy usage

**In light of these
tax-savings provisions, it
would be wise to consult
with your accountant
and lawyer**

reduction threshold.

Aside from these benefits for builders and developers, a credit has also been established for energy-efficient existing homes. A 10% investment credit will be granted for expenditures related to improvements to the building envelope. For example, credits will be allowed for purchases of advanced main air circulating fans, natural gas, propane, or oil furnaces or hot water boilers, and

other qualified energy-efficient property. These credits apply to property put into service after December 31, 2005 and prior to January 1, 2008. Finally, for manufacturers, there is a tax credit for production of energy-efficient dishwashers, clothes, washers and refrigerators that are produced in 2006 and 2007. These credits will vary depending on the efficiency of each particular unit.

In light of these potential tax-savings provisions, it would be wise for a developer to consult with his or her accountant and lawyer to determine how these credits and deductions may affect the developer's individual business in 2006 and the future. In the long run, the Act should foster further development of energy-efficient homes and conservation matters in a tax advantageous manner. **P**

The material appearing in this article is meant to provide general information only and not as a substitute for legal advice. Readers should seek the advice of their attorney or contact David at dwoodburn@bdblaw.com or 800.686.2825. This article may not be reprinted without the express permission of Buckingham, Doolittle & Burroughs, LLP © 2005.

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KS Associates Appoints Lead Design Engineer

KS Associates, Inc., a civil engineering and land surveying firm headquartered in Elyria, recently announced that Christina Eavenson, P.E., has been appointed lead design engineer of KS Associates' Commercial Land Development Group. Eavenson has been appointed to the position as a result of becoming a registered Professional Engineer (P.E.) licensed in the state of Ohio. Her responsibilities include managing all phases of commercial development projects, from conceptual design to construction documents.

Eavenson joined KS Associates in 2001 and is



Christina Eavenson

experienced in site layouts; grading and drainage design; storm sewer and earthwork analyses; cost estimating; specification writing; obtaining agency approvals; and project scheduling. She has worked on several large-scale commercial development projects, including expansion and new construction

projects for Wal-Mart stores throughout Northeast Ohio.

Ohio Dominates List of Most Affordable Metros

The metropolitan statistical area comprising Buffalo and Niagara Falls, New York is the nation's most affordable housing market among major metros with populations over 500,000, according to the National Association of Home Builders/Wells Fargo Housing Opportunity Index (HOI) for the second quarter of 2005. Also near the top of the affordability scale among major metros with populations over 500,000 were Dayton and the area encompassing Youngstown, Warren and Boardman.

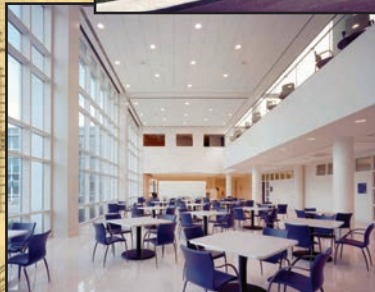
Ohio scored the greatest number of major metros on the top-10 list, with a total of four (including Dayton, Youngstown, Toledo and Akron).

The state also had three of the 10 most affordable metro areas with populations under 500,000, including Mansfield, Lima and the area comprising Canton and Massillon.

Overall housing affordability across the United States fell for the second consecutive quarter, dipping 4.2 points to 45.9 on the HOI – meaning that approximately 46% of new and existing homes sold in the second quarter were affordable to median-income families.

This decline was mostly attributable to a 7% gain in

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the average price of homes sold in the year's second quarter versus the first quarter.

In the most affordable major metro area of Buffalo-Niagara Falls, nearly 90% of new and existing homes sold during the second quarter were affordable to families making the area's median income of \$57,000.

The median price of homes that sold in Buffalo during the second quarter was just \$75,000.

Meanwhile, in Los Angeles-Long Beach-Glendale, California – the least affordable major metro with 500,000 or more people – just 3.6% of all homes sold were affordable to those making the median income

of \$54,500 when the median sales price was \$461,000.

Marymount Hospital Expands

Marymount Hospital, in Garfield Heights and part of the Cleveland Clinic Health System, recently broke ground for the expansion and renovation to its Emergency Department.

The project involves an 80,000-square-foot, two-story addition and 12,000-square-foot renovation to the existing 317-bed, acute-care community hospital.

The \$18.5 million addition designed by Hasenstab Architects, Inc. will include a second floor ICU, first floor registration and emer-



Renovated and expanded Marymount Hospital

gency department that will ultimately become the new walk-in patient entrance.

And for the Marymount Place Senior Living Facility, Panzica Construction was reengaged to manage the construction.

Originally built in 1990, the new \$12.5 million building, designed by Herman Gibans Foder of Cleveland, will also

be connected to the convent and Clare Hall and add an additional 83,000 square feet to the existing structure.

This will include a total of 100 beds in the skilled nursing area and dementia area along with a town center and kitchen.

Construction completion for both projects is set for 2006.



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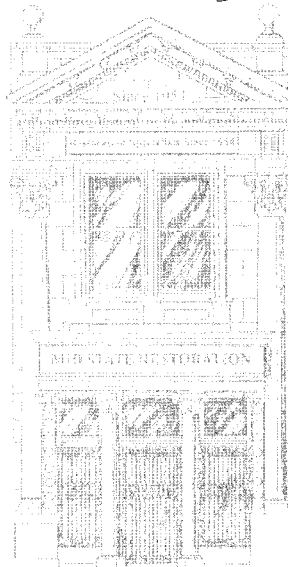
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Howard Hanna Smythe Cramer Markets Landmark Estate

Howard Hanna Smythe Cramer and Broker Monique Plociak are marketing Daisy Hill Farm, the grand estate of the Van Sweringen Brothers who in 1905 developed the nationally prestigious Cleveland suburb of Shaker Heights as well as Cleveland's

Terminal Tower and its rapid transit line.

Daisy Hill Farm is in Hunting Valley, a community that in the '20s was on the drawing board of the Van Sweringens as the far-eastward reach of planned development that was to extend from Shaker Heights to the Geauga County border.

Daisy Hill was developed by the two brothers between 1922 and 1927 at a cost of \$2 million. The cost to develop today is estimated at \$22 million. Prior to the 1920s, the property was operated as a farm. Downsized from its original 500 acres, the estate is situated on approximately eight acres of rolling countryside. In seeking to create their own country estate, the

Vans began by converting a barn of the former farm into a 54-room mansion with foot-thick interior walls.

In addition, stone walls, bridges and round towers were built by a local stone mason. Grounds included greenhouses and barns, stream, stables and paddock. As a result of recent renovation, its 54 rooms were recreated to become 30 rooms.

The main house boasts a two-story colonial portico, high-ceilinged informal parlors and a 60-foot indoor swimming pool. Amenities also include a Dickens library, where the brothers collected the author's original and first-edition writings and other items; a vaulted and beamed living room;

two-tiered dining room; a four-bedroom, two-bath guest wing; third floor turret room; an apartment with kitchen, two bedrooms and baths; sauna and steam room; nine fireplaces; oak wine cellar, servants quarters; an indoor area for dogs; and a six-car garage. John D. Rockefeller and his family and Charles Lindberg were among the well-known friends and visitors to Daisy Hill.

Architect for the home, which has over 15 thousand square feet, was Philip Small, who also planned Shaker Square for the Van Sweringens. Shaker Square is regarded as one of the first – if not the first – shopping center area outside of a city in the nation. **P**

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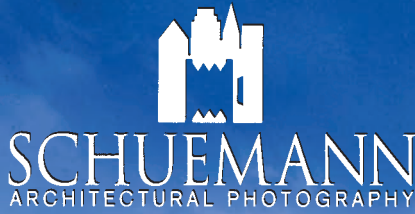
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Atwell-Hicks: 100 And Still Growing

By Jeanne Bluffstone

The 100-year history of Atwell-Hicks Land Development Consulting reads like a lesson in entrepreneurship. There were difficult times and there were good times, there were successes and near failures, but through it all the company survived and ultimately thrived by focusing on innovation and a conviction that knowing and meeting the needs of their clients – large commercial and residential developers – was their competitive advantage.

The company began in 1905 when Harry Atwell, a University of Michigan civil engineering professor, decided to start a surveying company in his Ann Arbor home.

He ran the business for 44 years and in 1949 was joined by Herbert Hicks, a civil engineer and surveyor who bought the company a year later, incorporating it as Atwell-Hicks.

Those early beginnings as a surveying and engineering company created the foundation for what was to become Atwell-Hicks Land Development Consulting, an industry leader with a unique market niche, a large client base of major homebuilders, developers and retailers, and a specialization that reaches far beyond geographic boundaries.

Comprehensive, specialized services

Atwell-Hicks provides land planning, land surveying, civil engineering, environmental services (land based environmental due-diligence, as well as asbestos surveys on properties) and water/wastewater services.

Its comprehensive services include: ecological/wetland services; natural feature inventories; documented land use policy research; feasibility studies; con-

ceptual site/land planning, preliminary engineering analysis; asbestos management; tree surveys; title searches; phase I and II environmental site assessments; financial incentives assessments; hydrogeological studies; compliance audits; plot plans; and annexation and zoning assistance.

Serving a specific market niche

“We are unique in our position in the market as a private land-development consultant,” says Bob Beaugrand, branch manager of Atwell-Hicks’ Solon office and a partner in the firm. “What separates us from the rest of the industry is that we’re not only an excellent engineering and surveying firm, we’re land-development consultants that provide our clients access to a broad based cadre of experts from every part of the land-development industry.”

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Andrew Baqu

Urban Design Services Group Leader
25 years experience in planning and urban design

Brian Fabo, AICP

Commercial Project Manager
17 years experience in commercial and residential design and planning

Dave Behringer, PG

Senior Environmental Specialist
13 years experience in environmental consulting

John Lateulere, AICP

Land Planner
Five years experience as a residential and commercial planning consultant

Mark Belmont, PE

Project Engineer
Seven years experience in site design engineering

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“We work with some of the largest private land developers in the country in each of the markets we serve. And because we know these companies and our market so well, we know exactly how to respond to their unique challenges and get them what they need when they need it.”

Atwell-Hicks serves two major markets: land development for private commercial and residential developers. The commercial consulting aspect of the business focuses on retail, industrial, office and institutional land development, and the residential side focuses on single-family, multi-family, condominium and mixed-use communities that have both a commercial and residential component.

The commercial land development practice concentrates on maximizing the development of the potential of a property, using land more efficiently, tapping into available public incentives and speeding approval times with insight and technical expertise from a specialized group of professionals with a focus on commercial development.

The residential land development group specializes in master-planned communities, single-family developments, platted communities, condominiums, mixed-use developments and manufactured housing projects – it’s the only thing its residential teams do, all day, every day. Clients from the country’s largest homebuilders to local developers count on the them to maximize profitable use of a finite piece of land.

Atwell-Hicks transforms development visions into realities for clients from the nation’s largest retailer to the private landowner who shops there, approaching each project as investment advisors, combining innovation and experience to maximize the value of its clients’ real estate.



AT YOUR SERVICE Robert W. Beugrand, AICP, team leader/partner, and Matt Bryant, project manager, stand beside one of many vans that service the company’s Northern Ohio regional customers.

important to our clients and represent their interests exclusively without a conflict of interest,” Beugrand says. “We’re specialists in our area, and as such, we’re able to respond very quickly to our clients’ demands and needs. That’s our total focus firm-wide and that’s our competitive advantage.”

Atwell-Hicks works with a significant number of land developers, large and small format national retailers and homebuilders, most with familiar names in Northeast Ohio and around the country.

“We are quickly becoming recognized nationally and are currently doing work in 38 states – although most of our business in the Solon office is with large regional developers in northeast Ohio,” he says.

Although the firm began operations in Michigan more than 100 years ago, Atwell-Hicks saw opportunities unfolding in Northeast Ohio and opened an office in Solon in July 2004. The office opened with six staff members and quickly expanded.

“We’ve now grown to 25 land-development professionals, again all from Northeast Ohio,” Beugrand says. “There’s a lot of local knowledge and experience here, and we were able to hire some of the best and brightest professionals in the industry.”

Still going strong, the future looks

Understanding and meeting customer needs

While most of its competitors attempt to diversify their practices by providing both municipal consulting and private land consulting, Atwell-Hicks is growing by concentrating exclusively on private land development consulting. Since the company knows its field so well and understands its clients and their businesses so thoroughly, it can anticipate what it needed, when it’s needed, the schedules required and the timeframes for each aspect of a project. Further, by specializing in an area it knows so well, Atwell-Hicks is able to anticipate, meet and exceed clients’ expectations.

“Since we don’t do any municipal consulting, we’re able to focus on what’s



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Delivering Confidence in Brownfield Development Discussing the Voluntary Action Program at work



David Behringer

In Ohio, the redevelopment of brownfield properties depends heavily on the skills of the state's certified Voluntary Action Program (VAP) professionals.

These consultants make assessments as to whether a brownfield property can be developed safely and whether the remediation or containment of the contamination will prove effective.

Specifically, the VAP professionals are authorized to write the No Further Action Letter that, once approved by the state, clears the way for the property's use and greatly diminishes the owners' liability.

That in turn gives potential purchasers, local governments, financing agencies and other parties the confidence that a property can be successfully developed.

David Behringer, PG, CP recently joined the Solon office of Atwell-Hicks, the land development consulting firm, bringing his skills and experience as a certified VAP professional to the company's Ohio team. We recently interviewed him about the role of the VAP in the use and redevelopment of brownfields.

You've seen the VAP function since its introduction in 1994. Do you find it useful?

It has definitely been a useful tool. It's a set of guidelines to follow when you are looking at a property. Before the program took effect in Ohio, everybody went about their business in a different way. Depending on the person making the judgment, there were different levels of what was acceptable. The VAP essentially laid firm guidelines on what has to be addressed and what testing has to be performed. It was designed to give the owner a great deal more confidence that he or she really doesn't have any major issues on the property.

One of your areas of expertise is your knowledge of human health-based risk assessment work. Can you give me an example of a serious issue in this area?

One of the primary issues driving risk these days is indoor air and the inhalation of volatiles vaporizing from the underlying soil and ground water. The idea is to make sure contaminated air isn't being trapped indoors and that people aren't breathing it. I have done quite a bit of modeling to determine when that could be an issue. And when it is an issue, it is important to determine what kind of engineering or institutional controls can be implemented to reduce the exposure of the people who are living or working there.

Do you remediate the source of the problem or render it harmless?

The main idea is that remediation is a last resort. We try to work around the contamination as much as possible. Given that many properties are going to remain industrial or commercial, cleaning up the contamination to the last drop isn't always the best course of action. Sometimes if you put a vapor barrier beneath the building, you can build over the most contaminated area you have ever seen as long as no one is exposed to the contamination and we can help ensure that.

bright for Atwell-Hicks and the Solon office in particular, which has several big projects on the drawing board.

"We're working on some pretty cool projects, including the redevelopment of the property on 117th St. and I-90 in the City of Cleveland," Beaugrand says. The development is an urban infill project that consists of a large format retailer and a grocery store and includes demolishing more than 100 homes and a couple of commercial structures.

Other projects include the design and development of more than 2,000 total residential units throughout Northeast Ohio and a small-format retailer rollout of 60-plus stores in Northeast Ohio and Western Pennsylvania.

Currently, Atwell-Hicks has seven offices in the Midwest and one in Tampa, Florida. And they are still growing. It is continuing to identify viable markets around the U.S. as it pursues its plan to grow into a nationally recognized land-development consulting firm.

Now, as it celebrates its 100th birthday, Atwell-Hicks is busy looking forward instead of resting on its laurels and planning for the future. It's building on what it has learned and holding onto its mission: an unwavering commitment to serving customers, exceeding expectations, delivering technical excellence, hiring the best people and adding value. That is what has made the difference and enabled it to still be successful and growing after 100 years.

Atwell-Hicks has received numerous accolades and awards. The Zweig Letter has listed the company on the Hot Firm List since 2000 and ranked it 26th among the country's 100 fastest-growing companies in the A/E/C industry. *Engineering News-Record* has named the company among the Top 500 Design Firms since 1999 and *Civil Engineering News Magazine* included it in the list of Best Firms To Work For (2000-2004). **P**

To contact Bob Beaugrand or to receive further information regarding Atwell-Hicks' services please contact RBEAUGRAND@atwell-hicks.com or call him in the firm's Solon office at 440.349.2000.



Courtesy Weber Murphy Fox

GETTING IN CSU's new Recreation Center will have two primary entries at grade level, one at 24th and Chester and a second along the eastern facade. The 24th street entry acts as the principal entry point and brings users directly into the main lobby.

Cleveland State University's New Recreation Center Underway

By David Larkin

Slated for completion in August 2006, Cleveland State University's newest campus addition and the first designed within the principles of its 2004 Campus Masterplan is a 110,000 square foot recreation center.

Located at the corner of Chester Avenue and East 24th Street, the recreation center will be added to the north face of the existing physical education building. The center will provide students and faculty with a full range of

health and wellness facilities, including weight and fitness areas; basketball, racquetball and squash courts; multipurpose rooms for dance, yoga and other uses; as well as new locker rooms with access to CSU's campus natatorium.

One of the most important goals established at the onset of this project was to be environmentally responsible and seek LEED Certification, according to Karpinski Engineering's Brian David, PE LC, vice president-electrical.

"The building's lighting is controlled by a programmable system which will allow the lighting to automatically turn off when not needed," David says.

The landscaping design collects and recycles water runoff for exterior use in irrigation.

"The building's HVAC and plumbing systems are being designed to maximize economy and minimize energy consumption," says James Macmillan, PE, LEED, vice president-mechanical for Karpinski Engineering.

Douglas Hoffman, AIA, principal with the architectural firm of Weber Murphy Fox says the school will be investing \$180 million over the next five years in capital improvement projects.

"Cleveland State University is very much interested in sustainable green design," Hoffman says. **P**

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Dedicated to Greening the Built Environment

Some Properties Serve Up an Unexpected Surprise

By Karen Vaughn

Location may drive the upside of a real estate development, but hidden environmental liabilities might be the downside. How do property owners protect themselves from potential environmental issues?

Often the best locations near valuable infrastructure are ones that need to be redeveloped: great location, tired development. And by definition these properties had a former life that may have included contaminants getting into the soil.

Today more and more environmental issues play a role, especially when looking at property that has a long history of productive use. When there was a gas station, you know there were likely spills or leakage of oils, hydraulic fluids, even cleaning agents. However, it may not be as obvious that 10 years ago there was a dry cleaner or a florist with a fleet of delivery trucks parked and maintained behind the building.

Matt Sokolowski, an environmental specialist with Dawson Companies helps companies evaluate the viable impact

environmental insurance can make on transactions in known or potential brownfield properties.

“A shopping center that appeared to just need a face lift may need much more drastic alternations,” Sokolowski says.

Heightened awareness and regular testing are making environmental issues much more common in development.

Both Zinner & Co. and Dawson Companies work with real estate developers who have assets all around the United States. At Zinner, we have seen an increase in environmental issues, and in places that aren't obvious. Our relationship with Dawson Companies' insurance specialists has provided more in-depth due-diligence to our clients.

Heightened awareness and regular testing are making environmental issues much more common in development.

Property investors need to have a clear strategy to address environmental risks, especially brownfield issues. There are more properties where potential environmental problems aren't known, where the use of the properties is more benign, and one may not suspect any problems.

Ongoing transactions in a developers' portfolio may require more scrutiny. It may be prudent to review insurance vehicles annually including possible protection against the risk of fire or liability to potential bodily injury.

State funds are often earmarked to help subsidize brownfield development. New insurance products have come on the market to help protect property owners against catastrophic claims and downsize risk. The available funding and these insurance products make a lot of real estate transactions possible where they weren't considered possible before. A developer's master plan should include an investigation of appropriate environmental insurance vehicles such as:

Property transfer liability coverage

Transfer liability coverage can be designed to meet specific needs of a transaction, such as protecting buyers, sellers or both parties and their lenders from unforeseen environmental liabilities. Once a site is transferred, the “legacy” of environmental liabilities can come back or may stay with an entity for a long period and even indefinitely. Think about it. The benefit of looking at a fixed premium amount for an extended policy year often outweighs the potential future cost of a paying or collecting on an environmental indemnification agreement.

Remediation guarantee insurance

Often referred to as stop loss or cost cap coverage, this insurance vehicle is designed to protect parties involved with medium to larger planned remediation projects such as brownfield development

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Contractor pollution liability coverage

Contractors can have a variety of environmental exposures at a jobsite, on the road or back at their facility. It's important to evaluate subcontractor agreements and determine that subcontractors are carrying appropriate coverage. More owners are now requiring specific coverage in their bid specifications to fill these exposure gaps.

Pollution liability coverage

Most businesses have some degree of environmental exposure and this coverage provides a way to address the risk, which traditionally would be excluded under standard commercial insurance. For example, a manufacturer using chemicals or government-regulated materials in their process, although in compliance with state and federal regulations, has a need to audit and evaluate its current insurance program to determine if proper coverage is in place. Regardless of sound compliance management practices, companies can still incur third party claims and high dollar defense costs.

In any case, it is prudent to sit down and discuss the environmental issues that impact your business and evaluate them to determine what insurability options are available. Developing a strategy using these insurance vehicles may require more extensive work but the rewards could be worth the effort. An experienced, qualified consultant can provide an idea of the cost. Begin by consulting your CPA who can recommend a reputable insurance company. **P**

Karen Vaughn, CPA, is manager, real estate with Zinner & Co. LLP. Dawson-Zinner Financial Services is a Joint Venture between the Dawson Companies and Zinner & Co. LLP. Dawson Companies is a diversified financial services company based in Rocky River. Zinner & Co., LLP is a CPA firm serving the leaders of closely held businesses.



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New Directions at Case Western Reserve University

North Residential Village offers communal lifestyle enhancements, energy efficiency

By John Elliott | Photos by Daniel Milner

With the start of the fall semester, hundreds of Case Western Reserve University students are experiencing the emotional support of a communal living environment and at the same time are enjoying more autonomy than ever before. North Residential Village, accessible from East 118th Street off of Euclid Avenue, is a new living and learning environment that promotes social and academic interaction in a clearly defined part of the CWRU campus. The buildings also promote environmental responsibility.

The \$126 million, four-phase project replaces existing dormitories with a new living/learning environment for students, faculty and neighbors. The recently completed first phase includes three residential buildings, a garage and new athletic fields. The buildings, built on former athletic fields, incorporate sustainable design principles.

North Residential Village, also known as The Village at 115, is part of the university's master plan for both expanding and consolidating housing

for undergraduate and graduate students. Historically, university housing was dispersed throughout the campus amongst various school and non-school buildings.

If it sounds like an ambitious plan, that's in keeping with CWRU's proud tradition as an education leader in Northeast Ohio.

Years of planning come to fruition

A culmination of years of planning and development, Case's expansion is

designed to enhance the living and learning environments through increased social and academic interaction between students, faculty, staff and the surrounding communities.

In 2000, CWRU took a critical look at who was attending the university, what their needs were, and how well those needs were being met, says Don Kamalsky, vice president of student affairs and director of housing at the university. The university realized that the typical Case student spends four years



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on campus, due to the nature of the disciplines. Students become more autonomous over their years on campus.

The three residential buildings incorporate seven residential “houses” with accommodations for approximately 744 upper-class students.

At the same time, the university was increasingly interested in playing a greater role in promoting energy efficiency; this came at the urging of many of the students.

Kamalsky and Sue Nickel-Schindewolf, assistant vice president of student affairs and director of residence life, traveled nationwide to examine what other universities offered before sitting down with a committee to develop a building plan.

Various living arrangements

Residential houses are comprised of apartments accommodating anywhere from one to nine people, complete with a full kitchen, living room, bathroom, double beds and air conditioning. Also included in the seven residential houses are 13 group study rooms, seven music practice rooms, indoor bike storage, five laundry rooms, a fitness center, a convenience store and a cyber-cafe with Starbucks®.

The three residence buildings surround a new football/soccer field and track along three sides, with a 1,150-car garage closing the fourth side. New baseball and softball fields will be located next to the site. The proximity to the new athletic fields gives students great views of sporting events and nurtures an enhanced sense of college identity.

Future phases include new housing for an additional 1,800 undergraduate students, communal dining areas, and new locker room and office facilities.

Additionally, a Greek Village area will also be established, enhancing the existing north campus area with new housing.

Bill Tarka, project manager in charge of the construction for the university,



STEPPING INTO THE FUTURE Upperclassmen will enjoy living in the new Village at 115 as they prepare for a bright future.

says the construction management team, consisting of the Cleveland office of Whiting-Turner, a Baltimore, Maryland-based contractor, and Cleveland-based Bradley Construction, did an outstanding

job of keeping the project completion on schedule. Bradley Construction is a minority-owned firm.

“Diversity is very important to the university,” Tarka says.

“It was team effort on the part of the design team as well as the construction team,” Tarka adds.

As with any project, there were construction issues to address, such as fitting the details of fitting precast bay windows to the exterior envelope, late changes to sidewalks and curbs, and maintaining good relations with the surrounding neighbors.

Green building creates challenges

Those involved with The Village at 115 wanted to not only enhance student life and living experiences, but also be responsive to environmental concerns.

Learning about green building was an educational process for Kamalsky and a university staff that assisted him.

Kamalsky notes that one student in particular, Loretta Neal, won the ear of then-president Jim Wagner. Neal was very involved in the evolving field of green building and went on to play

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an active role in the Greater Cleveland Green Building Coalition after she graduated.

There were also faculty members that urged getting the university involved in green building.

"It's truly a living learning environment," Nickel-Schindewolf says.

The Village at 115 is registered with the Leadership in Energy and Environmental Design (LEED) Council. By registering, the university is voluntarily committing to meet certain standards for building high-performance sustainable buildings.

LEED emphasizes strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environment quality, all based on scientific standards. LEED-certified professionals have monitored various stages of the construction.



FOSTERING COMMUNITY Each building has its own community room complete with fireplace and plasma information screen.

A groundwater recharge system under the new sports fields limits the amount of storm water that would otherwise discharge into the already overburdened public sanitary/storm treatment plants, Kamalsky says.

Selecting the right architect

At the same time, they believed they needed a contemporary design. The selection of the architect was critical. The Case team wanted an architecture firm that possessed a strong command of LEED certification.

"If they haven't done it, it's all new to them and it's a different learning curve," Kamalsky says.

They ended up selecting Goody Clancy, a Boston, Massachusetts-based architecture planning and preservation firm that has been involved for years in LEED certified construction.

Sustainable design features allow the buildings to consume 40% less energy on an annual basis compared to conventional buildings. Sixty percent of the materials are recycled, and the recharge groundwater system redirects storm and runoff water into the ground on site for irrigation.

LEED certification requirements

The Village at 115 has a number of elements that qualify its LEED designation. A proposal prepared by Kamalsky and his colleagues outlines the goals and ways in which the project meets LEED criteria, and how the university will sustain these properties over time. For example, each building will have a system in place to measure and monitor energy use.

"You need to pay attention to it all the time," Kamalsky says.

The internal walls were sprayed with a substance impenetrable by air and water, prior to installing the bricks. The selection of bricks itself required nearly 300 miles of field trips.

Kamalsky and his staff had many decisions to make. They spent a lot of time considering a micro turbine, an energy efficient electrical system, but decided it was not cost efficient.

They also considered geothermal energy, Kamalsky says, but this would

have required extensive wells, given the local waterbed.

The staff had to select certain types of paints, finishes, carpet glue and wood.

They made sure that all lighting fixtures met Energystar requirements. This is a government-backed program helping businesses and individuals protect the environment through superior energy efficiency.

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Additional roof insulation and a continuous layer of insulation on the exterior are expected to reduce air conditioning loads by 25%, Kamalsky says.

In addition, a two-pipe changeover system controlled by outside temperature is used to generate and distribute hot and chilled water, maximizing energy by taking advantage of outside air.

The complex was built with recycled and recycled-content materials, from concrete masonry units and curtain walls to exterior metal framing and pipe insulation.

Sixty percent of the construction waste has been recycled.

Reduced energy consumption

All rooms have large, argon-filled, insulated glass windows that reduce the need for daytime lighting.

Architectural features called light shelves on the south- and east-facing windows provide shading from the sun during the warmer months to reduce air conditioning demand.

All public rooms, hallways and bathrooms have motion-controlled sensors on high efficiency light fixtures, and each public living room uses halogen dimmers tied to daylight sensors to reduce energy waste.

Also utilized were low flow sinks and showers, water efficient toilets and



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front-loading washing machines, and high efficiency gas water heaters with recirculation lines designed to conserve gas.

An electronic kiosk in every community room posts daily stats on energy, water and electrical use.

The same kiosk allows students to check email, class announcements, campus activities and athletic events.

The first wave of students will benefit from these and other features, including wireless networking and multimedia capabilities throughout all buildings, a laundry system that monitors wash and dry cycles and alerts student by e-mail when laundry is done, Maytag Neptune stacked washers and dryers projected to save



GREAT VIEWS Looking toward the Village and football field from directly under the new pressbox attached to the parking structure.

40% percent annually in utility costs, an onsite weather station and card swipe locks on all apartments and bedrooms.

Design enhances student comfort

For all of the environmental concerns, the village is probably one of the most

comfortable and attractive living spaces in University Circle. Wooding noted that Case was interested in maintaining some sense of Ivy League identity, and many aspects of the design accomplish this.

He characterized the design as “Collegiate Gothic” which he described as symmetrical and picturesque. For all of its merits, it wasn’t decided in a vacuum. The planning group held focus groups with students, faculty and maintenance workers and asked them what buildings they liked.

The team wanted to support campus culture and social life. They learned that the most popular structures were the chapels and the collegiate gothic



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buildings in the center of campus, such as Adelbert Hall.

"We were trying to learn from them and do something updated," Wooding says. "We looked for an opportunity to foster communication among the students."

Nor were the planners oblivious to the local architecture. The immediate area is primarily residential, with many of the homes from the 1920s, when Cleveland was a booming industrial city.

*"This project
demonstrates that
modern design can
learn from the past
without imitating it."*

*Geoff Wooding
Project Architect*

The Village, for all of its modern features, fits right in with much of the local housing with its front stoops and bay windows.

Making students feel at home

Each residence house expresses its own identity aesthetically through a variety of shapes and exterior design variations, allowing students to identify with their own house, yet remain connected to the whole.

A separate entry helps define each house as a separate entity and then leads inside to a community living room, or central gathering place. Surrounded by group study rooms and community kitchens, the central space serves as the link between students for both academic and social interaction.

The community living rooms all have a fireplace, couches, and a large, flat-panel television.

The seven buildings are all connected via corridors along the edge of the playing fields; students do not have to go

outside at all to visit friends in other buildings.

Each building has a glass-enclosed porch that leads to a brick patio.

Clancy Goody designed variations using gabled roofs, pre-cast concrete bays and accent banding, as well as mahogany door fronts. The pre-cast concrete sunshades add depth and shadow to the brick veneer facade.

Modern & traditional elements

"This project demonstrates that modern design can learn from the past without imitating it," says Geoff Wooding, the project architect. "Traditional materials such as brick, copper and wood are used in new ways, taking on curvilinear shapes and unexpected geometries."

The clock tower, designed in a style reminiscent of a traditional Collegiate Gothic clock tower, serves as both a campus and urban landmark. The height of the tower is accentuated through vertical accents and detailing, including pre-cast details that extend beyond the roofline.

Illuminated at night from within, the tower glows like a beacon for the complex and the athletic fields.

The color scheme highlights earth tones, both outside and inside, including green, light blue and pink. Most of the interior furniture is maple wood.

The windows in the common areas are exceptionally long, allowing a lot of natural light, along with good views of the athletic fields.

A second floor balcony overlooks most of the common areas, creating a sense of openness and community. The railings beneath the balcony have suggest wooden racks; they are functional but not without character.

The counters in the kitchen area consist mainly of islands, creating a sense of open space. From the kitchen it's even possible to see the information on the Internet-connected plasma screen, which connects students to their immediate environment and the world at large. Student mailboxes are located nearby.



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Each building has several small group study rooms and conference rooms with Internet connectivity and white boards, the idea being to give students autonomy and to encourage group study. The group study rooms have large bay windows with cushioned window wells where students can sit.

All common areas have furniture for studying. Some of the portable lounge chairs have a slide-out bottom for storing books and slide out desk tips and slide-around cup holders.

Nickel-Schindewolf, the assistant vice president of student affairs and director of residence life, says surveys indicated

upper class students wanted more quiet time.

She says faculty members will live in each of the buildings as part of a faculty/student interaction program. The top of the clock tower has a study area with an outstanding view of University Circle.

She says this area is particularly conducive to quiet reflection.

There are 52 different room layouts. Some suites have balconies overlooking the football field. The suites are awarded to students based on a draw.

Students can view the floor plan on an Internet website to participate in the room drawing.

A change in student living

Jeff Midcalf, construction manager at Bradley Construction, one of the building contractors, says he envies students being able to look out their dorm room and watch a football game; a big improvement from his own student living. Or being able to walk from one dorm to another without having to brave the outdoors.

"This is well above class," Midcalf says. "It's a very prestigious resident environment."

Bill Tarka, project manager at Case, says students "are going to be wowed by the detail associated with this particular project." **P**

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Save Energy, Cut Glare with Window Films

By Lou Kren

If you're a building owner or manager, you're probably looking for ways to contain your ever-rising energy costs. Advances in climate control promise targeted heating and cooling, keeping occupants comfortable and energy bills manageable. And the latest energy-efficient building-material technologies deliver the possibility of additional savings. Great ideas both, but they require extensive planning and take considerable time and money to implement, especially in existing buildings. Looking to limit energy-spending outlays more quickly and inexpensively? Consider window films.

According to officials from window-film manufacturer 3M, these products reject as much as 79% of the solar heat that may otherwise come through a window and block as much as 99% of ultraviolet light – the light that damages wall finishes, draperies, furnishings and flooring. In addition, film cuts annoying sun glare.

Diminishing the solar heat increases occupant comfort by eliminating building-interior hot and cold spots and drafts

so prevalent near exterior windows. Besides keeping interiors cooler during periods of direct sunlight or during warmer months, window films also can reflect back as much as 30% of indoor heat back into the building to assist

Looking to limit energy spending outlays more quickly and inexpensively? Consider window films.

heating systems during colder months.

It's not all about efficiency. Films come in a variety of colors and densities, offering a host of choices to building owners, managers and architects, and enabling windows to better mesh with surrounding architectural features.

John Susnik, with 18 years of experience in the window-films business, is a firm believer in what films can bring to a building. For the past 11 years, he has presided over Independence-based

Sunray Window Films LLC, an authorized dealer of 3M window-film products for commercial, institutional and residential clients.

"We sell protective film coatings," he says, noting that 'protective' has a double meaning. "'Protective' refers to protection against harmful rays of the sun, and also protection against shattered glass." (We'll detail the safety and security aspects of window films with Susnik in next month's issue of *Properties*.)

How it works

With the 3M products sold and installed by Sunray Window Films, professional installers place a film overlay on glass panes from the inside. According to Susnik, film is available as rolls in widths to 72 inch and typically in lengths of 100 feet. Most films are installed as one piece, but if seams are required they are most likely placed in the horizontal direction. If the film is installed correctly, Susnik says, seams should be practically invisible and will hold up throughout years of use. Installed film can be cleaned with any type of non-abrasive over-the-counter cleaning solution.

Film types and capabilities run the gamut, with commercial applications usually addressing heat and glare, according to Susnik.

"Some films offer greater shading coefficients than others," he says, noting that darker films usually provide greater energy savings. "Older buildings, say those built in the 1960s and '70s, may have used single-pane, 1/4-inch-thick bronze-tinted windows, with a shading coefficient of about 0.69. Applying 3M Night Vision NV15 film to such windows would produce a shading coefficient of 0.33 – a spectacular decrease. Newer buildings may employ double-paned clear windows with a shading coefficient of 0.81. Applying NV15 film would drop it to 0.42."

Though NV15 is one of darkest films carried by Sunray, clear films also are available that protect against the fading effects of UV light. Often, says Susnik,

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customers inquire as to whether a film's UV protection will dissipate over time.

"3M places two layers of UV protection in its films," he says. "The protection will last practically forever. 3M has done tests that confirm continued UV protection on films installed more than 10 years ago."

Choose your look

Beyond protection, window-film choices and surface patterns allow customers to dress up clear glass.

"You can change the whole look of your building," Susnik says. "You can match the windows to the exterior color scheme or provide a reflective look with a silver or bronze cast."

Interior glass also is a candidate for film treatment. Susnik offers 3M's Fasara interior design films as examples. When applied to glass, according to 3M officials, Fasara films create an etched-glass appearance, reminiscent of the rice-paper partitions used historically in Japanese culture to divide interior spaces. Available at a fraction of the cost of etched glass, these films can be applied to interior glass partitions or inside surfaces of windows. Fasara films are available in several textures and can be customized to employ logos or other patterns into the design.

Avoid a sticky situation

Of course, all of the aesthetic and functional benefits of window films depend on proper adhesion to the glass surface. That fact provides Susnik with another reason to opt for the 3M films that Sunray carries.

"Window films typically employ one of two types of adhesives," he says. "Competing films use a dry adhesive that bonds molecularly to the glass. Trying to remove or replace that means a lot of work. The pressure-sensitive adhesives offered by 3M – the company made its name in adhesives – can be removed quickly without residue. For example, on a typical patio-door-sized glass pane, the 3M film and adhesive can be removed in two to three minutes, much less than the time required to remove competing dry-adhesive films, Susnik says. **P**

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Moisture Testing in Buildings: Thermal Imaging, Direct Measurement

By Steven W. Rucker, CIH

The presence of moisture in buildings has become a concern for property managers and owners. The issues are building aesthetics, occupant satisfaction and property losses. Practitioners capable of assessments using building sciences have been in demand to ascertain where moisture and subsequent mold growth has occurred, particularly in hidden areas.

The use of thermography has been widely touted because it is quick, non-destructive and offers visual images of hard to reach or hidden areas. The images are persuasive and provide an indication of moisture problems without disassembling buildings. Is this the proper diagnostic tool for decision-making regarding hidden moisture and mold damage? The uncertainty is that the method fails to measure actual moisture

or wetness. Specifically, the technique measures temperature differences in building materials and relies upon differential temperatures to be indicative of moisture.

Data interpretation can be difficult and images confounding. Property owners/operators facing the possibility of expensive corrections, such as removal of brick cladding or interior surface treatments, all of which can cost \$100,000 or more, should get confirmation with physical tests to avoid overstating the problem or missing areas of damage.

Thermal imaging

IR cameras distinguish between wet and dry materials by measuring the thermal properties of wet materials that store heat very well and warm up or cool down more slowly than dry materials.

The test method has applications in diagnosing the pervasiveness, cause and origin of plumbing and water leaks, flooding, fire and water damage, energy conservation and leakage, electrical problems and specialized structural mold remediation.

Physical testing

The options for confirmatory testing include hydrogen (nuclear) density, electroconductivity and gravimetric. Each of these has attributes and limitations, which are discussed briefly. However, all measure the "actual" moisture content of a building material.

Hydrogen density testing provides a non-destructive method for quantifying moisture in building materials utilizing a low level radioactive source. The theory of operation is that the difference



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between input and measured energy is correlated to moisture content. The disadvantage of this technique is that an intact building material of the exact same composition is required for comparison.

Electric impedance and resistance offer a direct quantification of moisture content in building materials. The theory of operation is that the difference between current flow in a dry material and in a wet material is proportional to the moisture content. The downside of this technique is that it requires direct access to the building material to insert probes or electrodes. These techniques require instrument calibration and correction for current flow through different materials, such as type of wood.

Gravimetric measurements offer an exact quantification of the moisture content of a building material using heat and desiccants. The weight of a sample is recorded both pre and post-drying with the difference attributable to moisture content. Access to the building material in question must be achieved and the collection of a "representative" sample can be challenges to this method.

Case examples

A couple of building studies are briefly summarized below to demonstrate the strengths and weaknesses of these assessment methods.

A circa-1985 educational building with 8,000 square feet of floor space, poured slab foundation, wood framing, brick cladding, asphalt shingled roof and interior surface treatments consisting of vinyl tile and gypsum wallboard, had stachybotrys mold inside the wall cavity resulting from water collection inside the building envelop and a base flashing construction defect. Electroconductivity physical tests revealed wall sections with water damage and mold contamination. Removal of a wall sections confirmed the base-flashing defect. Data from all wall sections failed to confirm wetness and mold in the wall assembly. The key consideration was that each wall section performed differently according to the moisture challenged received from solar

load and roof protection. The corrective action did not require the disassembled of all the walls with base flashing defects, but rather the walls that received significant moisture challenge and required drainage.

A circa-1980 medical office building with 180,000 square feet of floor space, poured concrete foundation, structural

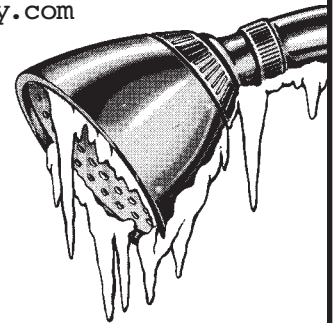
steel and EIFS cladding had reported failure and water intrusion in several wall sections. Thermal anomalies were recorded at window and door penetrations, as well as at various flashing details. Stachybotrys mold was found inside the wall cavities resulting from water intrusion. Reports from EIFS inspectors documented installation

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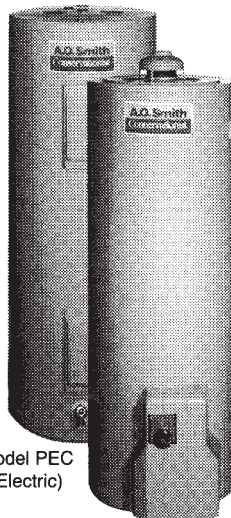


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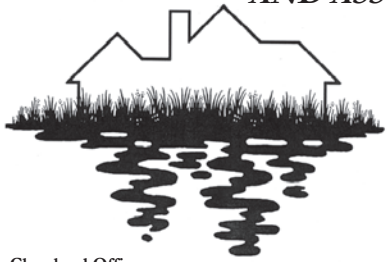
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defects at the locations with confirmed moisture intrusion. However, data from electroconductivity testing indicated less pervasive water damage than thermal anomalies supported. The development of a corrective action budget relied upon multiple testing techniques with consideration for the strengths and weakness of each. The restoration budget was reduced from \$850,000 to \$500,000 based upon clarification of the proper scope of work.

Benefits of multiple materials testing

The testing process and decision-making information it produces is more robust with the use of multiple testing methods.

Understanding the proper application – and limitations – of the building materials tests referenced above can produce better, more cost effective construction budgets.

This approach is important for accurate projections of net operating income and investor returns. **P**

Author Steve Rucker is a health and safety professional with the H.C. Nutting Company, an engineering consulting firm specializing in all types of building materials testing. For more information, contact Jim Princic, Cleveland Division at 440-260-0225 or visit www.hcnutting.com

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Universal Wastes: The hidden hazardous waste on your property

By Gwendolyn McDay

If you manage a commercial facility that, like many buildings, has that little back room filled with obsolete computers and spent batteries, don't get rid of them in your trash dumpster. You may be unaware that the Ohio EPA considers those materials a hazardous waste and you may be a hazardous waste generator. In fact, accumulation or improper disposal of waste lamps, ballasts, suspended pesticides, batteries, mercury-containing thermostats, computers and other electrical components makes your site potentially subject to hazardous waste rules and penalties. Proper disposal of these waste streams can be costly and complicated, considering you may not have even known they were considered hazardous. However, you or a trusted waste services provider, such as Emerald Environmental Services, Inc., can choose to manage specific materials as Universal Waste (UW) under Ohio's Universal Waste Rules (UWR), and make disposal of these hidden hazards as simple, safe and inexpensive as possible.

Universal wastes are considered hazardous because of demonstrated toxicity characteristics due to the presence of lead, mercury, PCB or other hazardous constituents. Some pesticides are considered UW because their use was suspended or recalled either voluntarily or under FIFRA (Federal Insecticide, Fungicide and Rodenticide Act). The Ohio EPA encourages recycling and proper disposal regulates UW differently by regulating UW differently than other hazardous wastes.

There are three categories of UW management: handlers, transporters, and destination facilities. All levels must adhere to the UWR outlined in Ohio Administration Code Chapter (OAC) 3745-273. Transporters, as you might guess, transport UW without alteration from one handler to another, or to UW destination facilities. Transporters must comply with all applicable DOT regula-

tions, be properly trained, respond to releases, and can only store wastes for 10 days or less. Universal Wastes are treated, recycled, and disposed at destination facilities. This category is subject

to stringent regulations, and the facility must have a hazardous waste installation and operation permit if UW is stored on site.



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As a Universal Waste generator, you are a UW handler. Emerald Environmental Services, Inc. could serve as the expert handler for you, as could any persons or facilities accepting and storing UW without a storage permit (permissible under UWR).

Small quantity handlers accumulate less than 5,000 kg (11,023 pounds) of

Universal Wastes; dealing with more waste indicates a large quantity handler who must notify the Ohio EPA in writing, obtain an EPA Identification Number, retain shipment receipts, and be trained.

The benefit of handling materials as Universal Waste is that it is you do not count UW when determining quantities

for hazardous waste generator levels, and thus these potentially hidden hazards are excluded from the stringent hazardous waste rules.

As a handler, you or the company assisting with your waste needs are permitted certain activities in Universal Wastes management. The bulb or tube portion of any lamp treated as UW cannot be crushed until reaching a permitted destination facility. Pesticides in tanks

Given that bulbs, batteries, and computer equipment are considered hazardous, almost all commercial facilities have to address the issue of UW handling.

must comply with OAC hazardous waste tank standards. Handlers can remove the ampules containing mercury from thermostats, as long as the process prevents breakage and is done over a containment vessel in a well-ventilated and monitored area meeting OSHA specifications.

Familiarity with waste mercury handling and emergency procedures is a



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requirement for such handlers, and a clean-up system with non-leaking containment devices should be immediately available. Discarded batteries may be sorted or mixed, discharged or regenerated. Products and battery packs can be disassembled for individual battery separation, and electrolyte may be removed. Battery management wastes are evaluated to resolve whether the material must be treated as a hazardous waste instead of a UW.

All Universal Wastes are to be handled without breakage and packaged in secure and compatible containers that are clearly labeled with the contents and the earliest date the materials became wastes or were received. As a handler, you can store your UW on site for up to one year.

Given that bulbs, batteries, and computer equipment are considered hazardous, almost all commercial facilities have to address the issue of UW handling. Your renovation or demolition project could easily put you in the large quantity handler category.

Obtaining a hazardous waste ID number and completing the necessary training and other requirements is complicated and may subject a facility to corrective action or even closure. Even businesses that would be considered small quantity handlers should carefully consider the consequences of improperly handling UW. Emerald Environmental Services, Inc. has helped many companies investigate, inventory, and cost-effectively manage hazardous and universal waste disposal without the hassle. Founded in 1994, Emerald first focused on environmental, industrial hygiene and occupational safety consulting.

Co-owners Brian Grimm and Scott Hershberger soon recognized their company's regulation and waste management expertise would serve small businesses intimidated by environmental regulations and larger firms or institutions with big jobs to tackle. In response, Emerald expanded created a service branch to provide hazardous and non-hazardous transportation and management. As a solutions-oriented company, Emerald

conducts official inspections of properties to identify environmental concerns and Universal Waste opportunities, develops and cost-effectively implements a complete remediation strategy.

Emerald Environmental can help you with your unique waste management

needs and, when hazardous materials are involved, make sure you take advantage of Universal Waste recycling. **P**

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Shining Examples

Solar Tours to highlight clean energy, sustainable buildings in Northeast Ohio

By Katya Chistik

This fall, Ohioans are invited to explore for themselves the concept of living and working in cleaner, healthier and more sustainable buildings. On Saturday, October 1, Green Energy Ohio (GEO), a statewide non-profit organization dedicated to promoting clean energy, will conduct guided and open house Solar Tours to highlight existing, working examples of renewable electricity and energy efficiency.

As fossil fuel prices continue to rise across the board, many are looking to innovative design principles to cut energy use, and alternate forms of energy to generate electricity and heat. The

As fossil fuel prices continue to rise across the board, many are looking to innovative design principles to cut energy use

American Solar Energy Society (ASES), of which Green Energy Ohio is the state's chapter, promotes renewable resources as viable options for our energy future. ASES spearheads a nationwide Solar Tour, which showcases a variety of clean energy sources – including solar, wind and geothermal – on the first Saturday

of every October. The premise is simple: although reading and hearing about clean energy and eco-friendly design are wonderful ways to learn, there is no substitute for talking to local clean energy adopters and seeing how this technology works in your own backyard.

Within this national framework, GEO organizes the annual Ohio Solar Tour, a partnership between non-profits, businesses and community members to further public education through classic show-and-tell. According to GEO Executive Director Bill Spratley, many people are unaware



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that working clean energy installations currently exist all over the state.

“Many will be surprised to learn that Ohio already has commercial solar electricity, a utility grade wind farm, a manufacturer of solar roofing and the first grocery store in the nation certified by LEED (Leadership in Energy and Environmental Design),” Spratley says. “Elsewhere, we have solar homes, businesses, schools, bus stops and even traffic lights. This is a great opportunity for everyone to see how and where ‘clean’ electricity is being generated.”

The tour, divided into Northeast, Northwest, Central, Southwest and Southeast Ohio Regional Tours, highlights more than 160 solar, wind, biomass, green design and energy-saving technologies. The Northeast Ohio tour includes over 50 sites consisting of four smaller local tours: Cleveland Metro (Cuyahoga County), West of Cleveland (Erie, Lorain, and Medina Counties), East of Cleveland (Ashtabula, Geauga, Lake, and Mahoning Counties) and Mid-Ohio (Holmes, Richland, Summit, and Wayne Counties).

Along with the sheer number of installations, the diversity among the sites is motivation to dedicate a day to exploring clean energy and building options. The Cleveland Metro local tour features a number of older, even historic, renovations that integrate 21st-century technology into buildings created before the age of alternative power. In Bedford, Doty and Miller Architects’ energy-efficient historic renovation of the 1934 Bedford Post Office includes electricity-generating photovoltaic window awnings, installed as part of a community workshop on solar power. Bill Doty, co-founder of the firm, believes that renewable energy is the future.

“If we can influence a few people each time we show or talk about this need for solar, wind, or other renewable energy independence, then we have contributed to a better tomorrow,” Doty says.

Within Cleveland’s city limits are several innovative examples of green historic renovations as well. The area’s only green office building serving the

non-profit community, the Cleveland Environmental Center, sits at the corner of Lorain and Fulton Avenues in the heart of the Ohio City neighborhood. This renovated 1918 bank building utilizes many cutting-edge energy measures, including a 4 kW solar array on a heat-reflective roof planted with native vegetation and a geothermal heating

and cooling system that contributes to a 67% more energy-efficient building. The Great Lakes Brewing Company is located in a 19th-century Victorian brick building – once a favorite watering hole of the famous Cleveland gangbuster Elliot Ness – that has been renovated with green features. As part of the Solar Tour, the Brewery will offer tours of their

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facility and Zero Waste initiative, which includes a retrofit of the building with energy-saving features and the reuse of restaurant grease to power its “Fatty Wagon” shuttle bus.

Residential Cleveland Metro tour locations include the Sell Residence, a Cape Cod bungalow-style home in Broadview Heights mounted with solar panels and two wind turbines, and the Taylor Residence, a 1920s-era home in Cleveland Heights whose owners had to overcome a number of obstacles, including building codes, before a solar photovoltaic system could be installed on the roof of their home.

West of Cleveland, Oberlin is home to the Burgesses, whose rooftop solar array charges onsite batteries for back-up power and sells surplus electricity back to the electric grid. The unusual butterfly-like configuration of the Burgess array is also a testament to design ingenuity; it compensates for the fact that the building is not situated for maximum sun exposure.

But renewable energy in Ohio is not only used in private homes and commercial businesses. The integration of environmentally sustainable construction into conservation education is a natural – and growing – trend in Ohio park systems and educational institutions. On the Cleveland Metro tour, the Nature Center at Shaker Lakes demonstrates a “green” roof system using plant cover to help insulate the building. East of Cleveland, the West Woods Nature Center in the Geauga County Metroparks system has a geothermal water treatment system that uses natural filtration techniques. Similarly, the Fellows Riverside Gardens’ Davis Visitor Center in Mahoning County’s Mill Creek Metroparks has a 42-well geothermal system and indoor display detailing how the system works. In fact, the Davis Center is the largest building in Youngstown to utilize this type of renewable energy.

West of Cleveland, the Old Woman Creek National Estuarine Research Reserve Visitor Center utilizes a geothermal heating and cooling system,

photovoltaic solar panels and environmentally sustainable goods. Through the use of over 31 green materials – from recycled newspaper wallpaper and a grassy permeable parking system to recycled frog-pattern cement and indoor cork flooring – the Center strives not only to teach sustainable ethics, but also to implement these teachings.

Formal education has also integrated alternative energy with the curriculum at multiple age levels. The state-of-the-art Oberlin College Environmental Studies Center, which boasts one of the state’s largest solar power arrays, has over 150 environmental sensors installed throughout the building and landscape to feed interactive displays that illustrate the relationship between the built and natural environment.

Prospect Elementary in Oberlin and Sill, Bolich, and Roberts Middle Schools in Cuyahoga Falls generate electricity

from photovoltaic solar panel installations while teaching the next generation about practical applications of solar power.

The *Ohio Solar Tour Guidebook*, available for \$5 online, by mail or at select health food stores around the state, contains individual site details, informative articles on clean energy and over 100 photos and illustrations. Consult the *Guidebook* for details on kickoff events, tour times, available transportation and self-guided options. For further info or to obtain a *Guidebook*, check the website at www.GreenEnergyOhio.org or call GEO toll free at 1-866-GREEN-OH. **P**

Katya Chistik is the Northeast Ohio project coordinator of Green Energy Ohio, a non-profit organization dedicated to promoting environmentally and economically sustainable energy policies and practices in Ohio. For more info on the Northeast Ohio Solar Tour contact Katya Chistik at Katya@greenenergyohio.org, or 216-526-5545.



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Benefits for Buildings, New and Old

Verifying systems design, installation and usage through commissioning

By Scott Harmount, PE

If you are involved in facilities design, construction or operations management, you have undoubtedly been hearing the term “commissioning” used with increasing frequency over the past few years. This growing service area has a long history outside of the construction and facility operations arenas and has historically proven benefits in the industries where it has been utilized.

What is commissioning?

While you will get a wide variety of definitions if you research this question,

the answers will all have a central theme. Commissioning is a quality control process intended to verify that the systems included are designed to meet the operating needs of the facility, are installed in accordance with the design and function in the way that the design intended at the conclusion of the project.

Typical functions included in a commissioning services agreement include a design peer review to verify system selections are appropriate for the facility needs, submittal reviews to verify that the equipment meets the design

intent, installation inspection to verify that the systems are installed in accordance with the design and are ready for start-up, functional performance testing to validate that the systems operate in accordance with the design, are controlled as desired and communicate with each other as necessary and issues identification and resolution tracking to verify that issues identified in the other steps are corrected.

Why is commissioning necessary?

For some owners their first experience with commissioning is a desire to have their project or facility recognized by the U. S. Green Building Council as LEED certified. One of the pre-requisites for certification is that the facility undergoes a commissioning process.

While achieving LEED certification is a worthy goal, the statement “we need commissioning to be certified” is really putting the cart before the horse. The commissioning requirement is included in the LEED program because of the benefits it can bring to a project from an energy consumption and performance standpoint.

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PASSING THE TEST It is not unusual for annual savings associated with the restoration of proper operation to be worth several times the cost of re-commissioning.

Over the years, many buildings have been designed and built. For the most part the delivery process has produced buildings that operate satisfactorily. Why then is commissioning being considered more and more?

There are a number of factors that are leading this charge. First, building systems are far more complex than in the past. The ability of systems to process

and share information and affect the operation of other systems has blurred the lines of responsibility between designers and contractors for the ultimate operation of a system which requires additional coordination.

Over the same time period that buildings were becoming more and more complex, there were a number of other influences occur-

ring as well.

Energy costs increased dramatically and now represent a larger percentage of operations budgets than in the past.

People became more aware of their physical environment and have higher expectations regarding their comfort.

An ever-increasing regulatory climate created an increase

in liability exposure for facility owners related to the indoor environmental quality.

Equipment manufacturers increased the availability of pre-manufactured "packaged systems." Lastly, increased cost and other pressures on design firms reduced the amount of site observation and start-up assistance.

The end result has been an increase in the number of owners who are dissatisfied with their facility performance or operating costs and who experience operational problems after move-in causing disruption to the enjoyment of their new facility.

When should I use commissioning?

This may be the most common question asked by owners considering commissioning, and perhaps the most difficult to overcome.

Certainly, everyone involved in the process desires to provide an owner with



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a positive outcome. Engineers, manufacturers, contractors and all of the sub-contractors make their best effort to satisfy project requirements.

However, there are gaps in the lines of responsibility. These occur when a

system installed by one trade communicates to a system installed by another, when a signal is sent to or received from a vendor-supplied control, when a control sequence is incomplete under certain conditions, and in other instances.

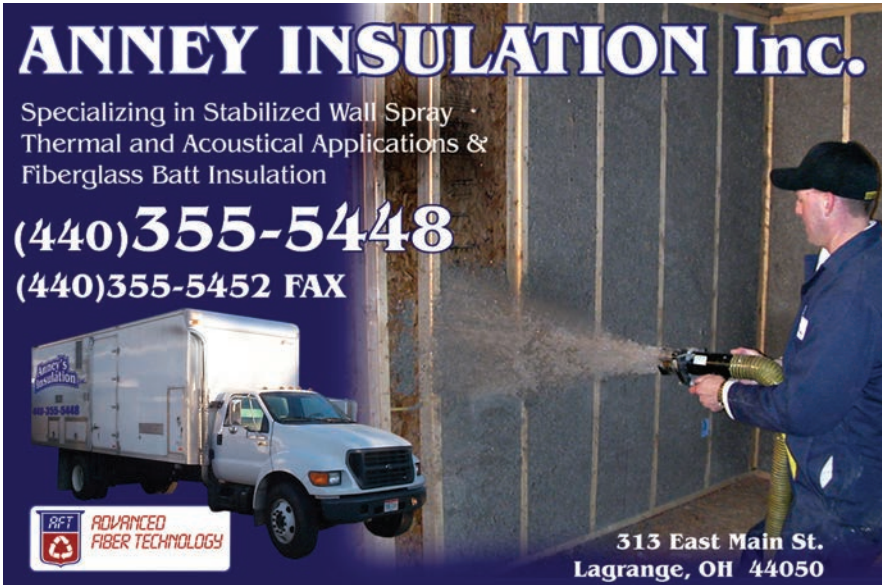
The commissioning process and detailed testing program will identify these gaps, correct their short fall, and thereby control costly delays and untimely change orders.

In addition, there are certain "mission critical" systems in some facilities where the improper operation of a system after occupancy is disruptive to normal operations, or may prevent the use of the building for it's intended purpose.

In these cases the efforts to verify proper operation before moving into the area is critical for the owner.

What benefits should I expect?

There are several benefits of commissioning. Perhaps the primary benefit, especially if the commissioning agent is engaged during the design phase and has experience in the type of facility being planned, is to move issues identification and resolution to as early in the process as possible so that items that may cause problems are captured while "still on



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paper” and reduce later costly change orders.

In addition to this major benefit, the commissioning process can reduce energy consumption by verifying that controls are functioning properly, can reduce disruption after move-in due to unexpected operating conditions, provides documentation that systems performed effectively at the conclusion of the testing, identifies issues to be tracked to resolution and can provide for improved staff training in the operations of the building.

Commissioning – not just for new buildings

While commissioning is typically thought of as a project related service it has applications in existing buildings as well.

We have many experiences where older systems have become out of calibration, devices have quit working appropriately or control sequences have been modified in order to “solve” some issue.

The end result of some of these investigations has been that systems are consuming excess heating and cooling energy, are not providing adequate ventilation and may not be providing the comfort levels that are expected.

In these situations it is not unusual for annual savings associated with the restoration of proper operation to be worth several times the cost of re-commissioning.

Commissioning has benefits that can far outweigh the costs, for both new and existing facilities. These benefits include potentially reduced change order experience, reduced energy consumption, improved comfort, reduced disruptions and improved documentation. **P**

Kahoe Systems Assurance is an AABC Commissioning Group certified provider of commissioning services with headquarters located in Cleveland, Ohio. For additional info, please contact Ralph Meacham at 888.524.6326 or at Kahoe Systems Assurance, 35601 Curtis Boulevard, Eastlake, Ohio 44095

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Lakewood Non-Profit Offers Mold-Related Education

By Lisa Papi | Photos by Mold Across America, Inc., and Certified Mold Strategies, Ltd.

Mold Across America is a non-profit organization based in Lakewood. It was founded in July of 2002 by a resident who had a personal experience with an indoor environmental contaminant and could not find reliable answers to her questions.

Since then, its primary purpose has been to focus on raising public awareness regarding “indoor environmental and mold-related issues.” It accomplishes these goals by educating the public, either in large groups at a local library or health fair, or one-on-one via an email or phone call, about the dangers of potentially toxic materials in the home, office or school – particularly indoor molds and other

microbial contaminants. For those who find themselves to be “victims” of indoor infestations, the organization provide

Locally based Mold Across America works with several organizations around the country in raising IEQ awareness.

emotional support and specific or direct information, as needed.

It is the organization’s intention to reduce the amount of property loss, damage to health and stress on the family

unit that often results from a water-damaged, mold infested home. It offers reliable information on proper clean-up methods (i.e.; not using bleach since it does not “kill” or prevent mold); documentation regarding health issues of humans and animals that are directly related to exposure to indoor contaminants (i.e.; upper respiratory, skin and central nervous system disorders); and many photos of what mold may look like.

Mold Across America works with several organizations around the country, such as the Collaborative for Health and the Environment (CHE), city and county health departments, libraries and other organizations interested in

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raising IEQ awareness. In addition, it has many advisors around the country in IEQ related fields (i.e.; toxicology, green building, architecture, structural engineering, laboratory services, construction and law) who volunteer their time and provide peer reviewed documentation for its website and answer questions posed by those who contact the group.

The organization performs research for individuals and organizations who are unable for whatever reason to do it for themselves and also offers a nationwide toll free hotline for emotional support.

Online support groups are in place, and in several cities around the country there are weekly or monthly support groups set up.

The emotional support hotline receives calls from individuals, families, schoolteachers, renters, homeowners, landlords/property managers, doctors and legal professionals.

Besides emotional support, the organization has an extensive library of information (including digital files) on health effects, scientific and medical studies, published papers, case law and videos.

Some of the information contained in its library can be found at its website www.moldacrossamerica.org.

The organization does not provide financial or alternative housing services and is unable to give direct medical or legal advice or referrals.

Now you may be wondering about what sorts of IEQ issues and contamination events you need to be concerned about. What kind of contamination are we talking about, and are you at risk?

There are a great many sources of IEQ contamination in our modern world:

- * Untested chemicals that are potentially toxic
- * Common chemicals such as cleaners found in most homes, offices and schools
- * Chemicals that are a part of our everyday living, such as “Phalates,” now suspected of causing illness

- * Old construction materials with embedded asbestos, such as old floor tile
- * New construction materials from other countries where asbestos is still permitted, still sold and brought in this country
- * A continuing lead problem in the paint of old homes
- * Nature's home invader “Radon” which is still the second leading cause of lung cancer

- * Even mild levels of CO caused by gas burning appliances that may or may not be properly vented
- * Exhaust systems that don't really exhaust
- * Poor property drainage, or none at all

These are but a small cross section of the IEQ issues that plague us today, whether we know it or not. The federal agencies that are “in charge” claim they need more time for more research into the research already conducted into these indoor environmental issues, but these issues are causing harm even as you read this article.

We can ignore it, but it won't go away.

In fact, ignoring it makes the problem even worse.

For example, authorities knew that lead in paint was a poison back in the late 1800s... yet it wasn't banned until 1978. In the 1930s, some paint manufacturers even advertised that they were the “non-poisonous” brand to buy.

Mold Across America strongly recommends that you begin to make yourself aware of the potential problems that may be lurking in your property, rather than ignoring them or, even worse, overlooking them completely because you don't what to look for.

Your health and future and the health and future of your family members may well rely on that awareness. **P**

Lisa Papi is executive director of Mold Across America, Inc. (www.moldacrossamerica.org) and can be contacted by phone at 216.269.8331 or email at lisa@moldacrossamerica.org.



Typical view of interior mold

- * Common water intrusion causing potentially “toxic” mold growth or bacteria (found in as much as 43% of commercial buildings)
- * Moisture in buildings causing mold that isn't necessarily “toxic”, but can cause a lifetime of breathing and respiratory problems such as asthma (which has increased 150% in children over the last 15 years)
- * IEQ issues serious enough to cause breathing problems (by some estimates as much as 80% of our homes)
- * Biological contaminants such as roaches, dust mites, fleas, mice, rats and more

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CONSTRUCTION PROGRESS REPORT

Updated info on important projects in the region

RETAIL VILLAGE Kent, OH (Portage Co.) East College Avenue ESTIMATED AMOUNT: \$32,000,000 CONTRACTING METHOD: Negotiated G.C. UPDATE: Owner is finalizing property purchases; drawings are schematic; groundbreaking possible February 2006; owner is negotiating with a G.C./Developer. OWNER: Right Dimensions P.O. Box 1493 La Mirada, CA 90637 (310) 560-6917 ARCHITECT: City Architecture Inc. 3634 Euclid Avenue, Suite 100 Cleveland, OH 44115 www.cityarch.com (216) 881-2444 FAX (216) 881-6713 G.C.: To be announced DETAILS: Approx. 80,000 SF of retail space; 45,000 SF of residential; amphitheater-like courtyard, double level parking deck.	<i>PN-P1105067</i> Independence, OH (Cuyahoga Co.) Lombardo Centre CONTRACTING METHOD: G.C. Bids (By Invitation Only) or Negotiated G.C. UPDATE: Announcing consulting architect; planning is underway; bid schedule has not been determined. OWNER: Royal Manor Health Care 7530 Lucerne Drive, #300 Middleburg Heights, OH 44130 (440) 239-4300 DEVELOPER: The Dalad Group 6200 Rockside Woods Blvd Independence, OH 44131 (216) 447-0070 FAX (216) 447-5028 CONSULTING ARCH.: Decker & Associates 1116 Gae Dr Middletown, OH 45042 (513) 424-7747 DETAILS: 110-bed, one-story nursing home on seven acres adjacent to the Goddard School.	ESTIMATED AMOUNT: \$60,000,000 CONTRACTING METHOD: G.C. Bids (By Invitation Only) UPDATE: Announcing C.M.; planning is schematic. OWNER: Cleveland Clinic Foundation 10465 Carnegie Ave. Cleveland, OH 44105 (216) 444-2200 ARCHITECT: NBBJ 1555 Lakeshore Drive Columbus, OH 43204 www.nbbj.com (614) 224-7145 FAX (614) 224-0945 C.M.: Whiting Turner Contracting Company-Cleveland 22901 Mill Creek, Suite 110 Cleveland, OH 44122 (216) 360-0400 FAX (216) 360-0501 DETAILS: 200,000 SF; facility will house both the Urological Institute and the Minority Men's Health Center; eight-story, glass building.
SKILLED NURSING & REHAB CENTER	<i>PN-P1207011</i> GLICKMAN PAVILION Urological Institute Cleveland, OH (Cuyahoga Co.) Euclid Avenue	<i>PN-N1204058</i> DOMAIN ON LEE MIXED-USE BUILDING Cleveland Heights, OH (Cuyahoga Co.) Lee Road &

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Meadowbrook

ESTIMATED AMOUNT: \$15,000,000

CONTRACTING METHOD: G.C. Bids (By Invitation Only)

UPDATE: Bidding possible February 2006.

OWNER: Coral Development
24400 Chagrin Blvd. #101
Cleveland, OH 44122
(216) 765-8822 FAX (216) 765-1066

ARCHITECT: Bialosky and Partners Architects
2775 S. Moreland Blvd.
Shaker Heights, OH 44120
www.bialosky.com

DETAILS: 98,000 GSF, five stories; 17,050 SF of retail, including one or two restaurants, an Ohio Savings Bank and one to four other businesses on first floor and 32 residential units on floors 2-5; restaurants.

PN-Q0722019

SENIOR HOUSING DEVELOPMENT

Emerald Village

North Olmsted, OH (Cuyahoga Co.) 30106 Lorain Avenue

ESTIMATED AMOUNT: \$13,000,000-14,000,000

CONTRACTING METHOD: To be determined

UPDATE: Announcing G.C.

OWNER: Catholic Charities of Cleveland
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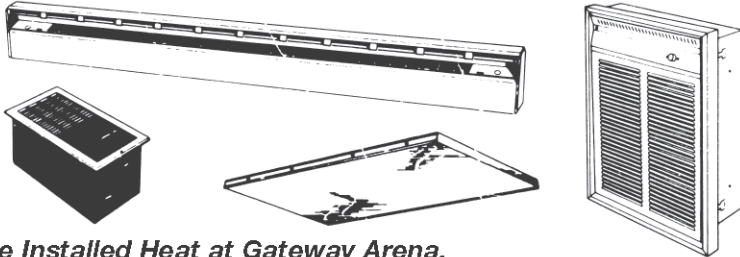
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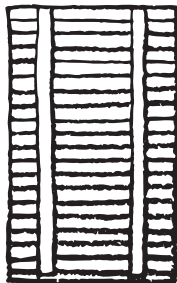
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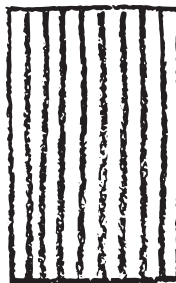
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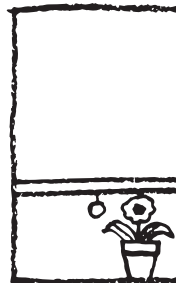
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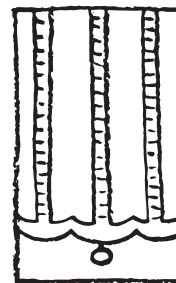
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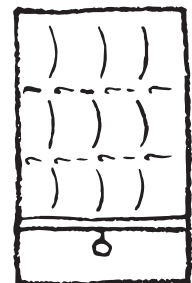
Vertical blinds



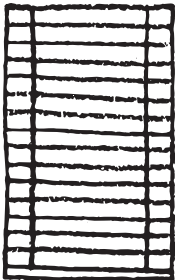
Plain shades



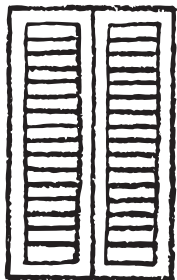
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PN-M1018016

FIRE STATION NO. 2

North Olmsted, OH (Cuyahoga Co.) Lorain Road

ESTIMATED AMOUNT: \$4,000,000

CONTRACTING METHOD: Public Bids

UPDATE: Announcing architect; planning is underway; bidding possible spring 2006.

OWNER: City of North Olmsted
5200 Dover Center Road
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(216) 241-4480 FAX (216) 736-7155

DETAILS: New fire station.

PN-Q0823017

STUDENT AND ADMINISTRATION SERVICES BUILDING Phase II

Akron, OH (Summit Co.) 185 East Mill Street

ESTIMATED AMOUNT: \$324,840

CONTRACTING METHOD: Public Bids

STATUS: Architect RFPs due Monday, August 29, 2005; bidding to advance late 2005.

OWNER: University of Akron
100 Lincoln St., Room 209
Akron, OH 44325
(330) 972-7340 FAX (330) 972-5564

DETAILS: Project No. UAK05022
Architectural; structural; fire protection; plumbing; mechanical; electrical renovation to a vacant area that will result in department offices.

POC: Gene Stephens, Director of Purchasing

PN-Q0309071

ELDERLY HOUSING

Sandusky, OH (Erie Co.) East Shoreline Drive

ESTIMATED AMOUNT: \$4,300,000

UPDATE: Announcing G.C.

OWNER: National Church Residences
2335 N. Bank Drive
Columbus, OH 43220
www.ncr.org
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G.C.: Snavely Construction Company
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